


Send Tax Notice To: City of Alabaster  
1953 Municipal Way.  
Alabaster, AL 35173

  
20220616000243080 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
06/16/2022 04:20:57 PM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA   )  
SHELBY COUNTY       )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Twenty Five Thousand Dollars (\$225,000.00) to **Nancy Ann Cooper Burns**, a/k/a Nancy Burns, a widowed woman (herein referred to as Grantor), in hand paid by the City of Alabaster (herein referred to as Grantee), the receipt whereof is acknowledged, does grant, bargain, sell and convey unto **The City of Alabaster** the real estate described on **Exhibit "A"** attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.


This conveyance is made subject to:

- 1. Taxes for the current and subsequent years
- 2. Mineral and mining rights not owned by Grantor
- 3. Easements and rights-of-way of record

**This property is not the homestead of the Grantor nor her spouse.**

TO HAVE AND TO HOLD, to the said Grantee its successors and assigns forever. Grantor warrants that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the shall warrant and defend the said premises to the Grantee and the successors and assigns of the Grantee forever, against the lawful claims of all persons.

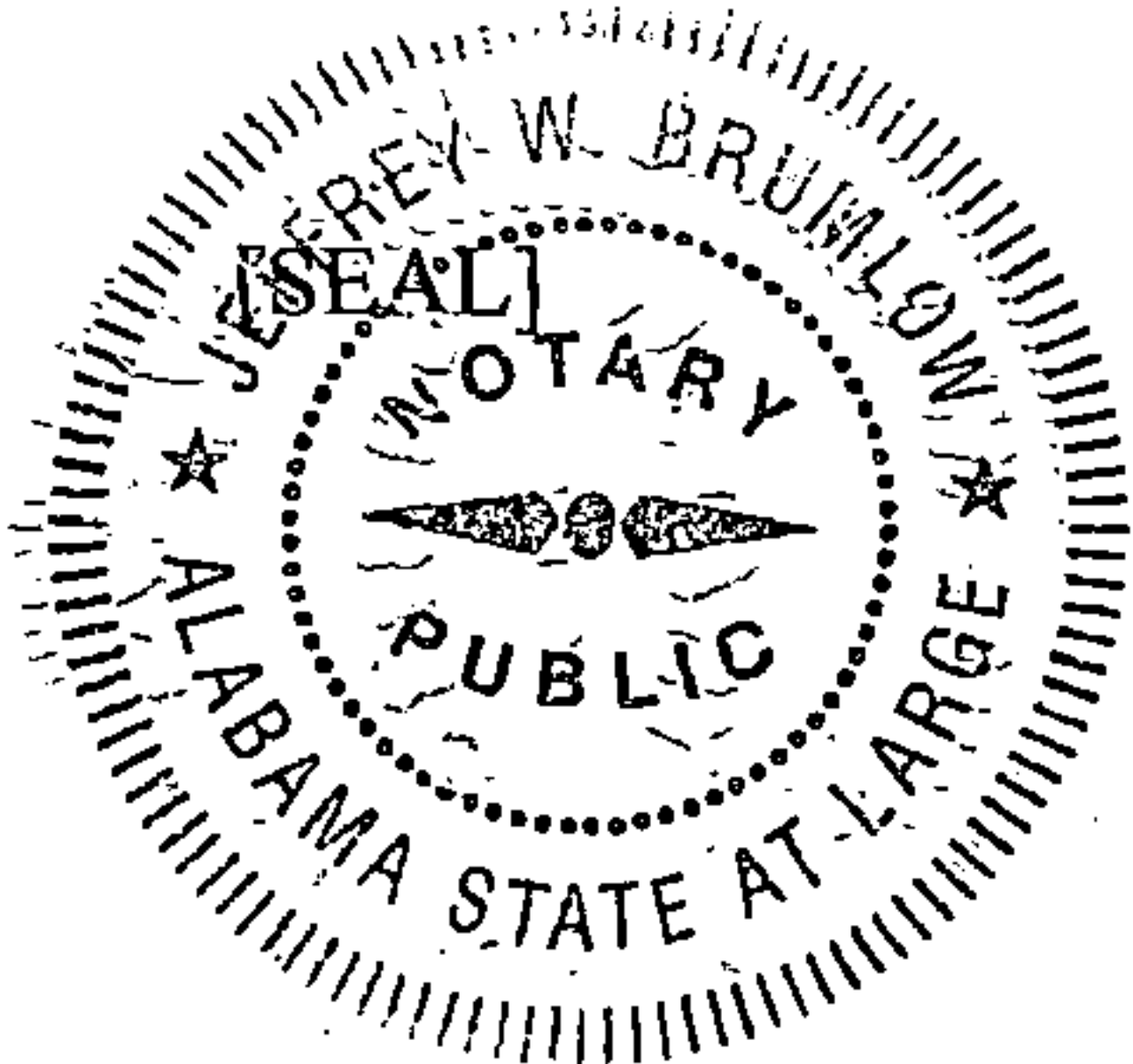
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 16th day of June 2022.

By:   
Nancy Ann Cooper Burns

STATE OF ALABAMA   )  
SHELBY COUNTY       )

I, the undersigned, hereby certify that Nancy Ann Cooper Burns, whose name is signed to the foregoing conveyance, and who has been made known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of June, 2022.



  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**Jeffrey W Brumlow**  
**Notary Public**  
State of Alabama - At Large  
My Commission Expires Dec. 10, 2022

THIS INSTRUMENT PREPARED BY:  
Jeffrey W. Brumlow, Esq.  
**Brumlow Legal Group**  
137 Main St., Suite 202  
Trussville, AL 35173  
(205) 833-1303

**EXHIBIT "A"**  
Nancy Ann Cooper Burns



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A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a point where the South line of said SE 1/4 of the NE 1/4 of said Section 35, intersects the West line of the South bound L & N Railroad right of way; thence North 17 degrees 51 minutes 18 seconds East, a distance of 125.9 feet to the point of beginning; thence North 84 degrees 58 minutes 21 seconds West a distance of 158.55 feet; thence North 17 degrees 54 minutes 13 seconds East a distance of 67.56 feet; thence South 84 degrees 59 minutes 22 seconds East, a distance of 158.50 feet; thence South 17 degrees 51 minutes 18 seconds West, a distance of 67.59 feet to the point of beginning.

Situated in Shelby County, Alabama.

For information purposes only, the property address is purported to be:  
124 8th Ave. NW, Alabaster, AL 35007



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Nancy Ann Cooper Burns  
Mailing Address 115 4th St. NE  
Alabaster, AL 35007

Grantee's Name City of Alabaster  
Mailing Address 1953 Municipal Way  
Alabaster, AL 35007

Property Address 124 8th Ave. NW  
Alabaster, AL 35007

Date of Sale June 16, 2022

Total Purchase Price \$ 225,000

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other



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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/16/2022

Print Nancy Ann Cooper Burns

Unattested

(verified by)

Sign

Nancy Ann Cooper Burns

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1