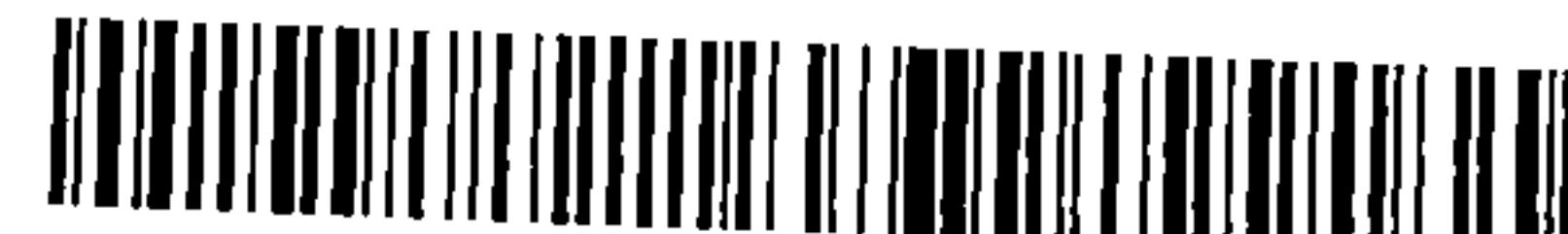


This instrument prepared by:  
James B. Griffin, LLC  
P.O. Box 911, Cullman, AL 35056  
NO TITLE SEARCH HAS BEEN REQUESTED OR CONDUCTED

Send Tax Notices to:  
Jeannie Kay Burton  
3208 Angus Lane  
Birmingham, AL 35242



2022070700269390 1/3 \$309.00  
Shelby Cnty Judge of Probate, AL  
07/07/2022 12:26:03 PM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of \$10 and other valuable considerations to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Jeannie Kay Burton**, a single woman (herein, referred to as Grantor(s)), hereby do remise and forever grant, bargain, sell, and convey unto **Jeannie Kay Burton and Tracy Chang Burton as Trustees of the Jeannie Kay Burton Revocable Living Trust**, dated the 15 day of June, 2022, the following described real estate, situated at **3208 Angus Lane, Birmingham**, in Shelby County, Alabama, 35242 as more fully described (as provided by Grantor) as:

**Lot 5, in Block 7, according to Kerry Downs, as recorded in Map Book 5, pages 135 and 136, in the Probate Office of Shelby County, Alabama.**

**Subject to easements, agreement, and restrictions of record, including restrictions contained in Misc. Volume 5, page 86 and adoption of its covenants recorded Misc. Volume 5, page 625, in the Probate Office of Shelby County, Alabama.**

The Property is conveyed subject to current taxes, easements, encumbrances, liens, and restrictions of record as well as any prior reservation or conveyance of mineral or mining rights of record.

TO HAVE AND TO HOLD the described premises to Trustee(s) as provided under said Trust, and to the successors, assigns, administrators, heirs, and beneficiaries forever.

And that Grantor(s) do for themselves, their heirs, executors, administrators, successors, and assigns covenant with said Trustee(s), their heirs, executors, administrators, successors, and assigns that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as otherwise stated above or in the public record; that they have a good right to sell and convey the same as aforesaid; that they shall and their heirs, executors, administrators, successors, and assigns shall warrant and defend the same to the said Trustee(s), their heirs, executors, administrators, successors, assigns forever, against the lawful claims of all persons.

[signatures on next page]



20220707000269390 2/3 \$309.00  
Shelby Cnty Judge of Probate, AL  
07/07/2022 12:26:03 PM FILED/CERT

IN WITNESS WHEREOF, the Grantor(s) have signed and sealed this **Warranty Deed** on this  
15 day of June, 2022.

Jeannie Burton  
Jeannie Kay Burton (SEAL)

ACKNOWLEDGEMENT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Melody Haynes, a Notary Public in and for said County in said State, hereby certify that, **Jeannie Kay Burton**, whose name is signed to the foregoing deed as Grantor, and who is known to me, acknowledged before me on this day, that being informed of the contents of the deed, that (s)he executed the same voluntarily, on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this 15<sup>th</sup> day of June, 2022.

Melody Haynes  
Notary Public

My Commission Expires: \_\_\_\_\_

My Commission Expires  
March 8, 2023

MELLODY HAYNES  
Notary Public  
Alabama State at Large

# Real Estate Sales Validation Form

20220707000269390 3/3 \$309.00  
Shelby Cnty Judge of Probate, AL  
07/07/2022 12:26:03 PM FILED/CERT

Grantor's Name  
Mailing Address

Jeanne Kay Burton  
3208 Angus Lane  
Birmingham, AL  
35242

Property Address

3208 Angus Lane  
Birmingham, AL  
35242

Grantee's Name  
Mailing Address

Jeanne Kay Burton  
Tracy Jeanne Burton  
3208 Angus Lane  
Birmingham, AL

Date of Sale

June 15, 2022 35242

Total Purchase Price \$

or

Actual Value

\$

Assessor's Market Value \$ 279,700

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

Tax Assessor

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 7/5/2022

Unattested

(verified by)

Print

James B. Griffin, Attorney

Sign

James B. Griffin  
(Grantor/Grantee/Owner/Agent) circle one