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07/20/2022 08:20:14 AM
DEEDS 1/3

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send tax notice to:
Nathan Allen
143 Aaronvale Cir
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$650,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Gary Martin and Sandra Burtch, as Trustees of the Burtch-Martin Living Trust, dated November 21, 2014, and any amendments thereto**, does hereby grant, bargain, sell and convey unto **Nathan Allen** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Final Record Plat of Aaronvale Subdivision, Phase 2, as recorded in Map Book 24, Page 59, in the Probate Office of Shelby County, Alabama.

\$555,750.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, by Gary Martin and Sandra Burtch, as Trustees, who are authorized to execute this conveyance, has hereto set its signature and seal this 11 day of July, 2022.

Gary Martin and Sandra Burtch, Trustees, or their Successors in Trust, under the Burtch-Martin Living Trust, dated November 21, 2014, and any amendments thereto

By: *Gary Martin*
Gary Martin, Trustee

By: *Sandra Burtch*
Sandra Burtch, Trustee

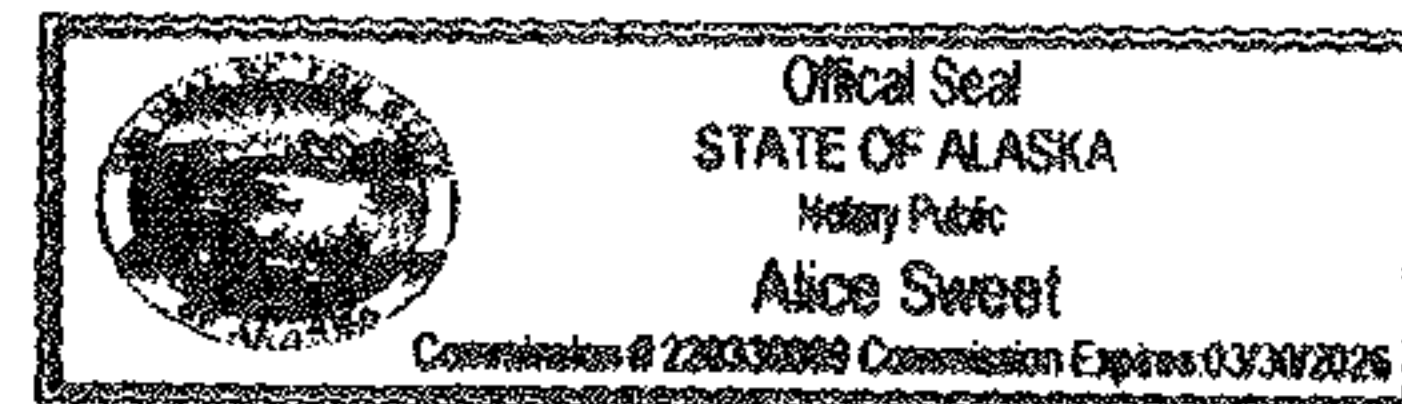
STATE OF Alaska)
North Star COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Martin and Sandra Burtch, whose names as Trustees of the Burtch-Martin Living Trust, dated November 21, 2014, and any amendments thereto, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such trustees and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this 11 day of July, 2022

Alice Sweet
Notary Public

My Commission Expires: 3/30/26



Real Estate Sales Validation Form

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

Grantor's Name Gary Martin and Sandra Burtch, Trustees, or their Successors in Trust, under the Burtch-Martin Living Trust, dated November 21, 2014, and any amendments thereto

Mailing Address 110 County Road 123 Crane Hill, AL 35053

Property Address 143 Aaronvale Cir Birmingham, AL 35242

Grantee's Name Nathan Allen Mailing Address 143 Aaronvale Cir Birmingham, AL 35242

Date of Sale July 15, 2022 Total Purchase Price \$650,000.00

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

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: July 15, 2022

Unattested

Print: Shannan Anderson Sign: Shannan Anderson Admin (Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded (verified by) Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 07/20/2022 08:20:14 AM \$123.50 JOANN 20220720000285080

Allen S. Bayl

