This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to: Mark William Edwards III Kathryn Rebecca Bowers 2949 Kelham Grove Way Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thirty Five Thousand and no/100 Dollars (\$635,000.00) to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, Franklin T. Burns, III and Lauren M. Burns, Husband and Wife (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to Mark William Edwards, III and Kathryn Rebecca Bowers hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 44, as recorded in the Village at Highland Lakes, Kelham Grove Neighborhood, Map Book 43, Page 87 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

\$425,450.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

SUBJECT TO:

- 1. Ad valorem taxes for the current tax year.
- 2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this ______ day of October, 2022.

Franklin T. Burns, III

Lauren M. Burns

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Franklin T. Burns**, **III and Lauren M. Burns** whose names 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 executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this ______ day of October, 2022.

Notary Public

My commission expires: 8/20/20

Real Estate Sales Validation Form

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

Grantor's Name	Franklin T. Burns III Lauren M. Burns	Grantee's Name	Mark William Edwards III Kathryn Rebecca Bowers
Mailing Address	1170 MUHNINGCC AUDUKY, AL 30837	Mailing Address	2949 Kelham Grove Way Birmingham, AL 35242
Property Address	2949 Kelham Grove Way Birmingham, AL 35242	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	#
	ract		ng documentary evidence: (check
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 conveyed.	d mailing address - provide the name of	of the person or persons to	whom interest to property is being
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 the the instrument offere assessor's current m	property is not being sold, the true valued for record. This may be evidenced narket value.	ue of the property, both realby an appraisal conducted	and personal, being conveyed by by a licensed appraiser of the
valuation, of the prop	ed and the value must be determined, to erty as determined by the local official used and the taxpayer will be penalized	I charged with the respons	sibility of valuing property for property
l attest, to the best of further understand the Code of Alabama 19	of my knowledge and belief that the information and false statements claimed on the 175 § 40-22-1 (h).	ormation contained in this is form may result in the in	document is true and accurate. I nposition of the penalty indicated in
Date		Print Franklin T. Burr	ns III
Unattested		Sign /////	
Offi	d and Recorded (Verified by) cial Public Records ge of Probate, Shelby County Alabama, County k	(Corantou(Pantee/Owner/Agent) circle one

Official Public Records
Judge of Probate, Shelby County Alabama,
Clerk
Shelby County, AL
10/07/2022 01:41:55 PM
\$238.00 JOANN

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Form RT-1

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