



20230104000002790 1/3 \$404.00
 Shelby Cnty Judge of Probate, AL
 01/04/2023 09:24:32 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH
 INFORMATION PROVIDED BY GRANTORS

This instrument prepared by:
 SCOZZARO LAW, LLC
 511 Creekside Court, P.O. Box 548
 Helena, AL 35080

SEND TAX NOTICE TO:
 John R. Burch and Dana B. Burch, Co-Trustees of the Burch Family Trust
 524 Park Lake Lane
 Helena, AL 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

Know All Men by these Presents, that for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00), and other good and valuable consideration, provided to **John R. Burch and Dana B. Burch**, husband and wife, with right of survivorship, (hereinafter called "Grantors"), the receipt whereof is hereby acknowledged, said Grantors GRANT, BARGAIN, TRANSFER, and CONVEY to **John R. Burch and Dana B. Burch, Co-Trustees of the John R and Dana B Burch Family Trust**, also known as the **Burch Family Trust**, dated **September 21, 2022 and any amendments thereto**, (hereinafter called the "Grantees"), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 1A ACCORDING TO THE FINAL PLAT RIVERWOODS RESURVEY OF FOURTH SECTOR PHASE III FIRST ADDITION AS RECORDED IN MAP BOOK 33, PAGE 112, SHELBY COUNTY, ALABAMA.

Subject to: indebtedness, restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama

Address of Property: 524 Park Lake Lane, Helena, Alabama 35080.

TO HAVE AND TO HOLD unto said Grantees, and their heirs, assigns and beneficiaries, forever.

AND said Grantors do for the Grantors and for their heirs, executors, and administrators covenant with said Grantees, and their heirs and assigns, that the Grantors are lawfully seized in fee simple of said conveyance; that it is free from all encumbrances, unless other noted above; that Grantors have good right to convey the same aforesaid; that said Grantors will and Grantors' heirs, executors and administrators shall warrant and defend the same to the said Grantees, and Grantees' heirs, assigns and beneficiaries forever, against the lawful claims of all others.

IN WITNESS WHEREOF, we the undersigned Grantors have set our hands and seals on this the 21 day of September, 2022.



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JOHN R. BURCH, Grantor

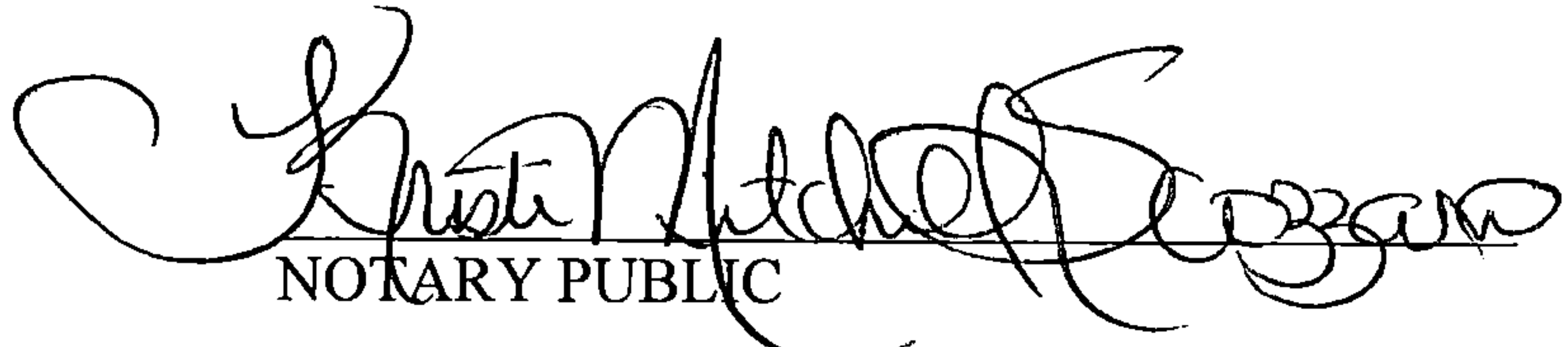


DANA B. BURCH, Grantor

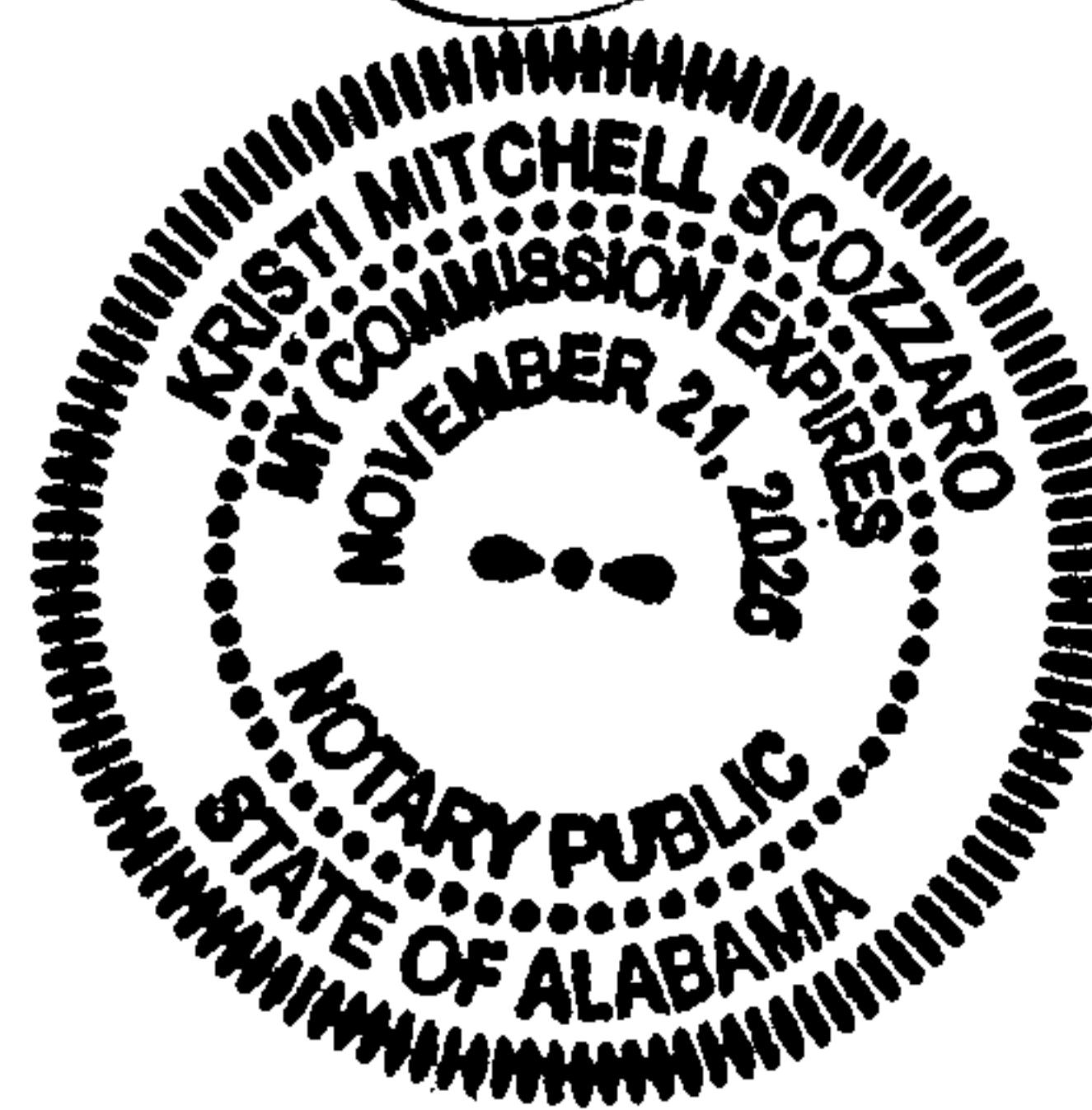
STATE OF ALABAMA)
SHELBY COUNTY)

I, Harry Emmanuel Scozzaro, Jr., a Notary Public in and for said County, in said State, hereby certify that, JOHN R. BURCH and DANA B. BURCH 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 execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September, 2022.



NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name John & Dana Buch
Mailing Address 524 Park Lake Lane
Helena, AL 35080

Grantee's Name John & Dana Buch, Co-Trustees
Mailing Address Of Buch Fam. Trust
524 Park Lake Ln.
Helena, AL 35080

Property Address 524 Park Lake Lane
Helena, AL 35080

Date of Sale 9-21-22
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 373,800.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other TAX ASSESSOR
☐ Closing Statement

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 _____

Print H. Emmanuel Scoville, Jr.

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one