

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051



20230124000019880 1/4 \$110.50
Shelby Cnty Judge of Probate, AL
01/24/2023 12:53:31 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of division of jointly owned real property, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Luke B. Lombardo and wife, Jana H. Lombardo, AND Rodney O. Burchell and wife, Cassie B. Burchell**, (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, **Luke B. Lombardo and wife, Jana H. Lombardo**, (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2023 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

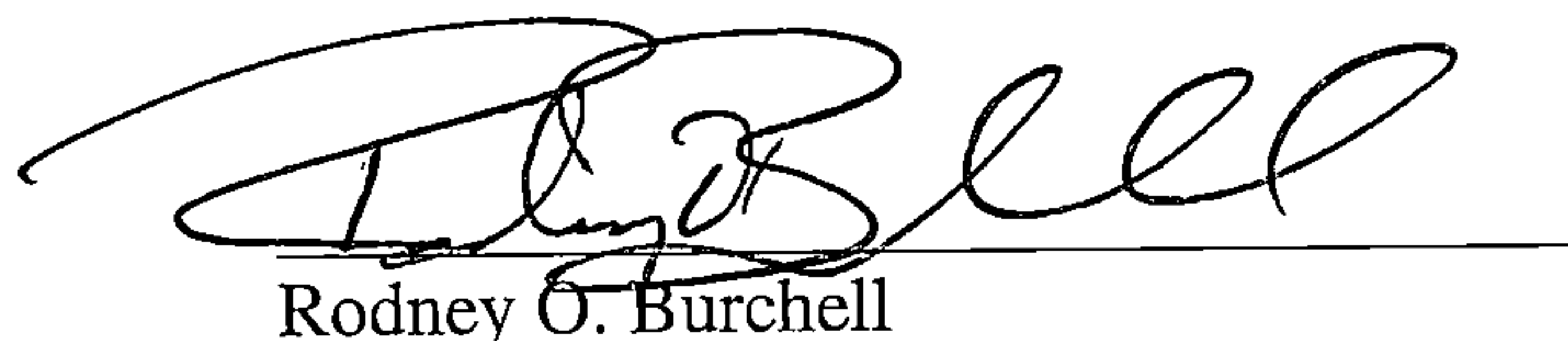
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

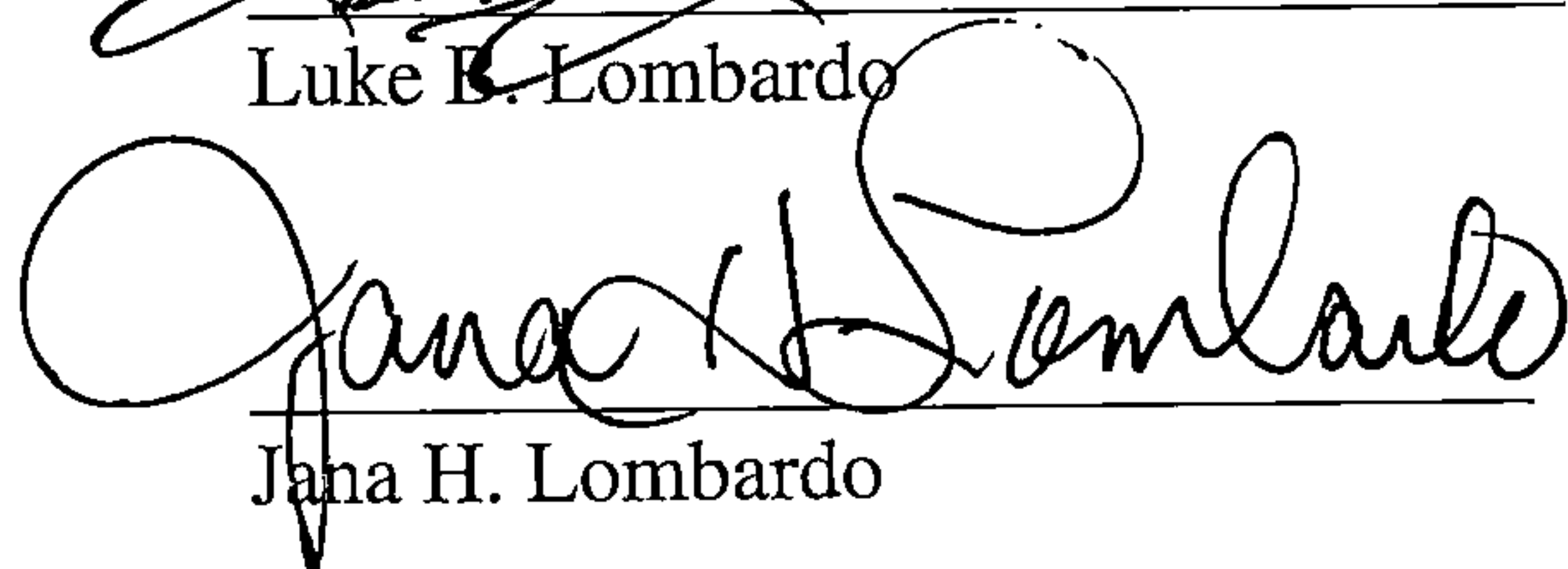
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of January, 2023.



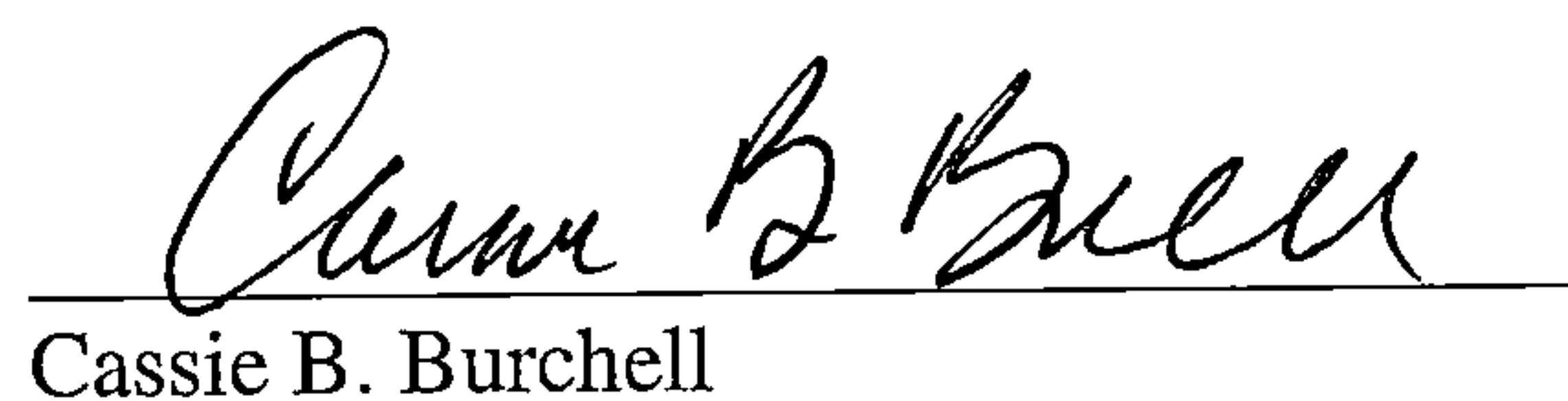
Luke B. Lombardo



Rodney O. Burchell



Jana H. Lombardo



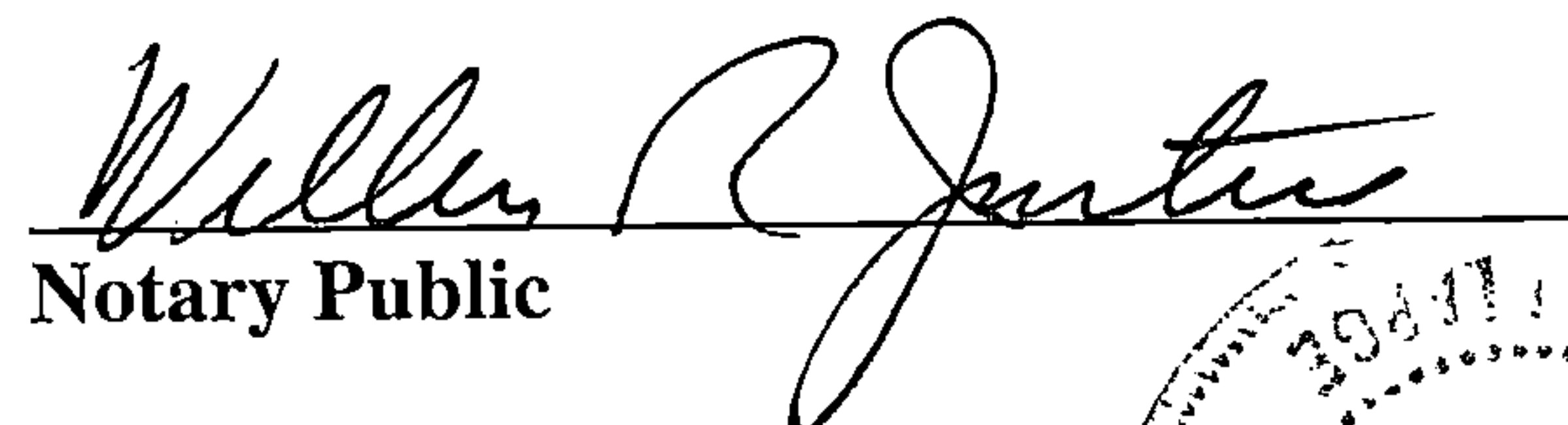
Cassie B. Burchell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Luke B. Lombardo and Jana H. Lombardo**, who 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 on the day the same bears date.

Given under my hand and official seal this 24th day of January, 2023.

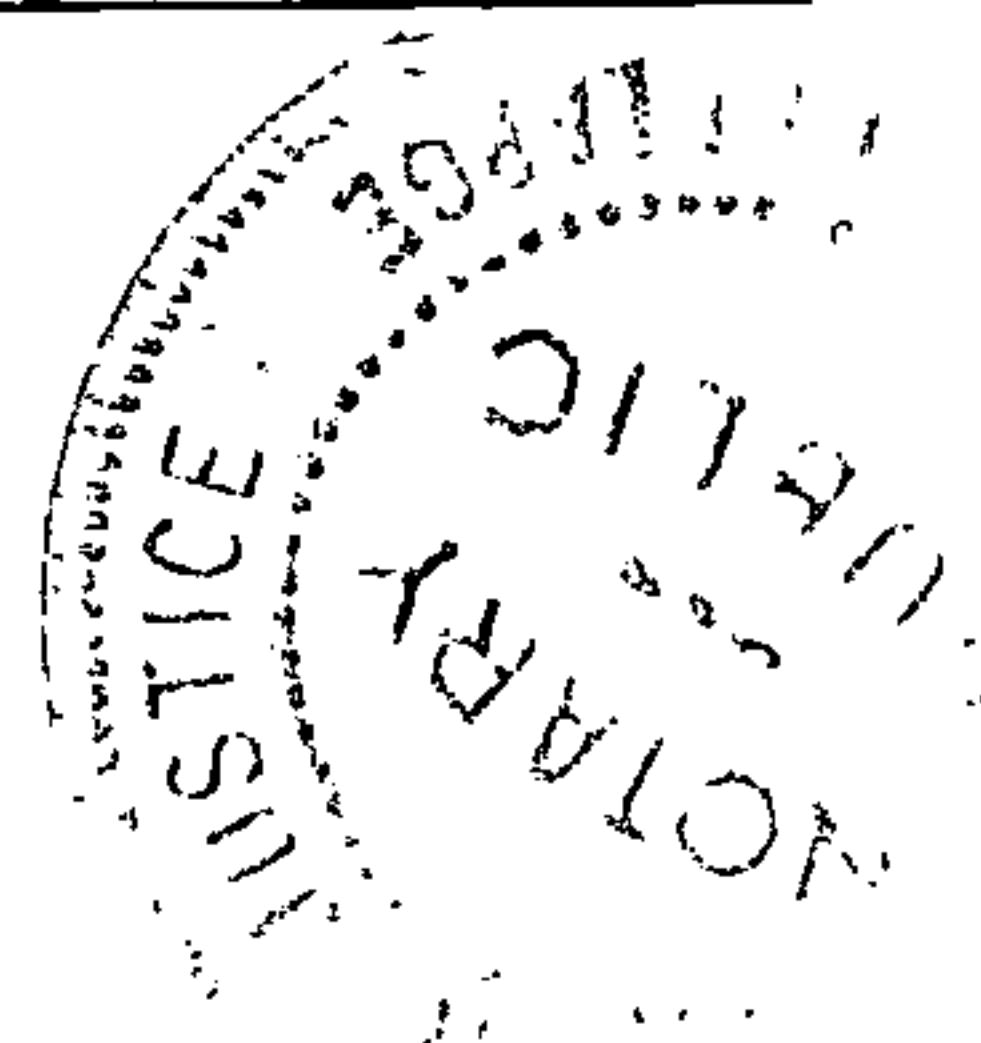
My Commission Expires: 9/12/23



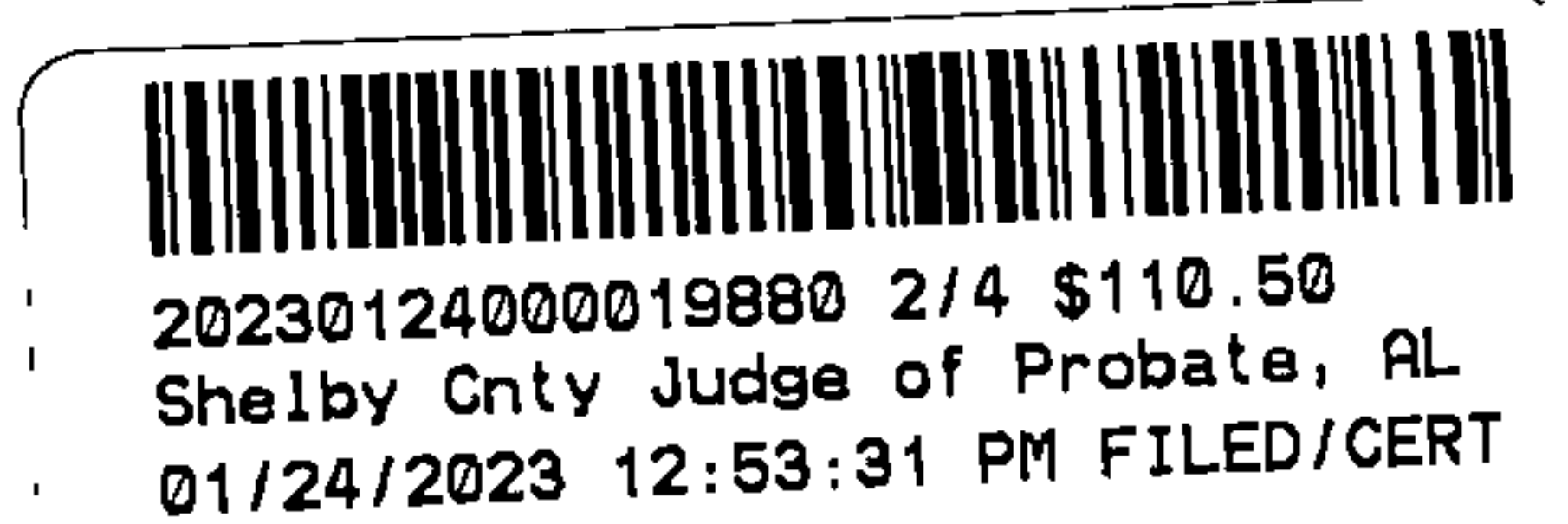
Notary Public

(Additional Notary Attached)

Shelby County, AL 01/24/2023
State of Alabama
Deed Tax: \$77.50



STATE OF ALABAMA
SHELBY COUNTY



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rodney O. Burchell and Cassie B. Burchell, who 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 on the day the same bears date.

Given under my hand and official seal this 24th day of January, 2023.

William R Jantner
Notary Public

My Commission Expires: 9/12/23



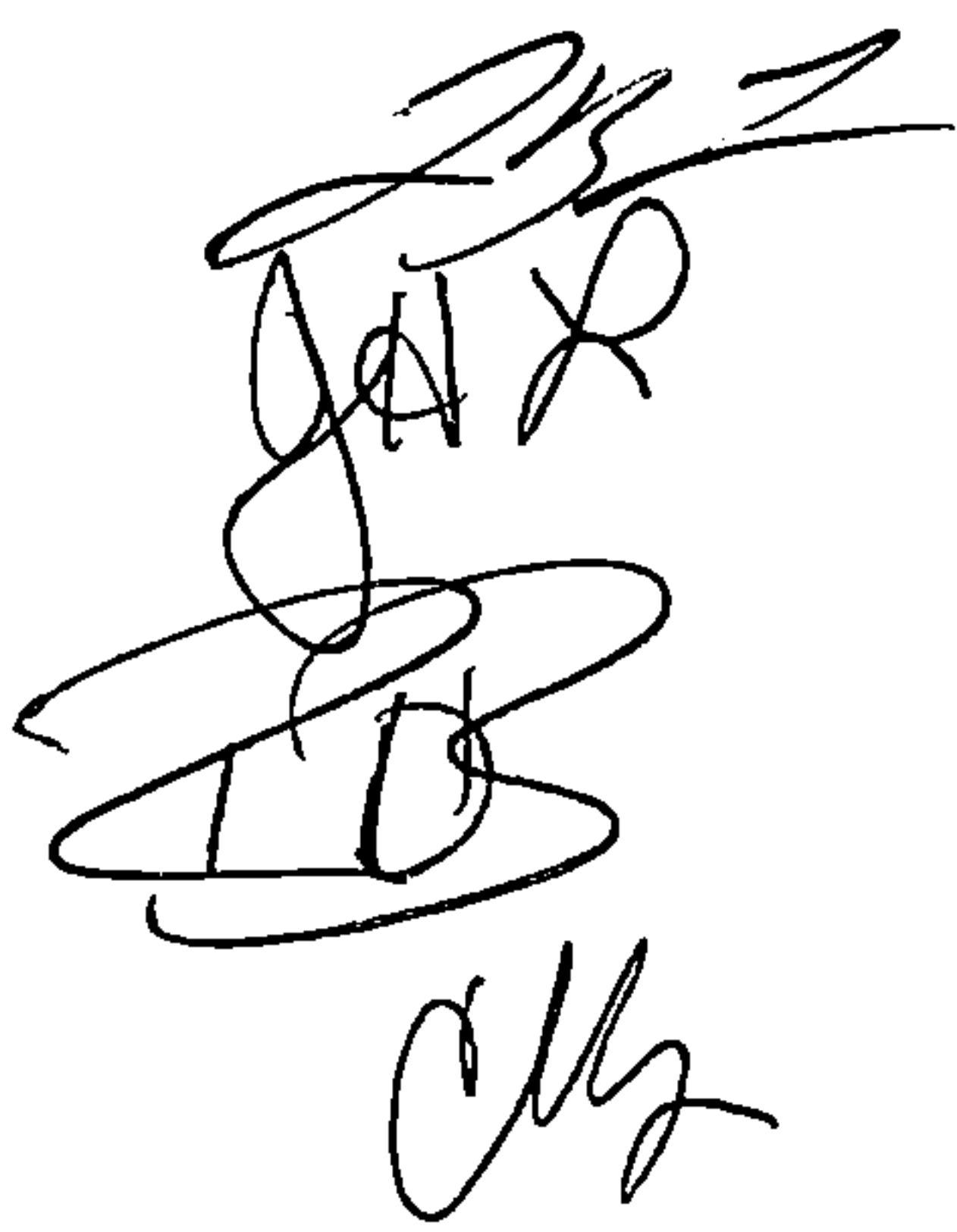
EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION 14.09 ACRES, EASTERLY

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND A PART OF LOT 1, ACCORDING TO THE SURVEY OF LOT 1, NELSON MINI SUBDIVISION, AS RECORDED IN MAPBOOK 39, PAGE 89, IN THE SHELBY COUNTY PROBATE OFFICE, SHELBY COUNTY ALABAMA ;

BEGIN AT THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN S 89-16'44" W, ALONG THE SOUTH LINE OF SAID 1/4-1/4 FOR 100.61'; THENCE RUN S 00-58'09" E FOR 67.01'; THENCE RUN N 89-34'02" W FOR 515.31' TO A POINT IN A CREEK, THENCE, FOLLOWING THE COURSES OF SAID CREEK, RUN N 03-52'48" E, ALONG SAID CREEK, FOR 45.13'; THENCE RUN N 04-45'23" E, ALONG SAID CREEK, FOR 30.56'; THENCE RUN N 30-46'00" E, ALONG SAID CREEK, FOR 24.52'; THENCE RUN N 33-49'26" W, ALONG SAID CREEK, FOR 45.04'; THENCE RUN N 13-52'18" W, ALONG SAID CREEK, FOR 25.91'; THENCE RUN N 47-21'54" W, ALONG SAID CREEK, FOR 14.22'; THENCE RUN N 39-57'50" E, ALONG SAID CREEK, FOR 29.52'; THENCE RUN N 55-02'10" W, ALONG SAID CREEK, FOR 46.74'; THENCE RUN N 32-12'00" W, ALONG SAID CREEK, FOR 47.37'; THENCE RUN N 20-28'49" W, ALONG SAID CREEK, FOR 57.82'; THENCE RUN N 42-31'46" W, ALONG SAID CREEK, FOR 25.92'; THENCE, DEPARTING SAID CREEK, RUN N 43-43'11" E FOR 270.54' TO A POINT IN THE CENTERLINE OF A DIRT ROAD; THENCE, WITH THE FOLLOWING COURSES FOLLOWING SAID DIRT ROAD CENTERLINE, RUN N 31-15'21" E FOR 33.89'; THENCE RUN N 31-58'50" E FOR 106.49'; THENCE RUN N 20-53'17" E FOR 73.36'; THENCE RUN N 05-47'40" E FOR 50.51'; THENCE RUN N 03-36'51" W FOR 66.79'; THENCE RUN N 13-55'19" E FOR 105.49'; THENCE RUN N 05-45'25" E FOR 150.19'; THENCE RUN N 12-24'45" E FOR 112.02'; THENCE RUN N 11-27'12" W FOR 82.79'; THENCE, DEPARTING SAID DIRT ROAD, RUN N 22-35'03" E FOR 69.46' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NUMBER 41; (80' RIGHT OF WAY), SAID POINT BEING SITUATED ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 2-05'46", A RADIUS OF 2802.33'; THENCE, RUN ALONG THE ARC OF SAID CURVE, IN A NORTHEASTERLY DIRECTION, ALONG SAID RIGHT OF WAY, FOR 102.53'; THENCE, DEPARTING SAID RIGHT OF WAY, RUN S 22-35'03" W FOR 142.58' TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE RUN S 21-57'00" E, ALONG THE WEST LINE OF SAID LOT 1 FOR 120.55'; THENCE RUN N 67-59'46" E, ALONG THE SOUTH LINE OF SAID LOT 1, FOR 200.00'; THENCE RUN S 18-53'52" E FOR 240.36' TO A POINT ON THE EAST LINE OF SAID 1/4-1/4; THENCE RUN S 00-51'44" E, ALONG SAID EAST LINE FOR 923.61' TO THE POINT OF BEGINNING, CONTAINING 14.09 ACRES, SUBJECT TO ANY AND ALL RIGHTS OF WAYS, AND EASEMENTS OF RECORD.

The block contains three handwritten signatures or initials. The top one is a stylized 'J' or 'G' with a horizontal line. The middle one is a large, bold 'B' or 'D' with a horizontal line. The bottom one is a cursive signature, possibly 'Cly'.

Real Estate Sales Validation Form



20230124000019880 4/4 \$110.50
Shelby Cnty Judge of Probate, AL
01/24/2023 12:53:31 PM FILED/CERT

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

Grantor's Name Lombardo & Burchell
Mailing Address 4911 Caldwell Mill Ln
Birmingham, AL 35242

Grantee's Name Luke B. Lombardo
Mailing Address 4911 Caldwell Mill Ln
Birmingham, AL 35242

Property Address Hwy 41 Property
Shelby County, AL

Date of Sale 1-24-23
Total Purchase Price \$ 77,500.00

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 1-24-23

Print Luke B. Lombardo

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1