



20230321000077250 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
03/21/2023 10:53:58 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send Tax Notice to:
Highland Lakes Development, LLLP
2700 Highway 280, Suite 425
Birmingham, Alabama 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ten and No/100 Dollars (\$10.00)** to the undersigned grantor, **Burnham Corporation, an Alabama corporation** (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **Burnham Corporation, an Alabama corporation**, does by these presents, grant, bargain, sell and convey unto **Highland Lakes Development LLLP**, an Alabama limited liability limited partnership (hereinafter referred to as "Grantee", whether one or more), its successors and assigns, the following described real estate (the "property"), situated in **Shelby County, Alabama**, to-wit:

TRACT 1:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17. TOWNSHIP 19 SOUTH, RANGE 1 WEST SHELBY COUNTY ALABAMA BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID QUARTER - QUARTER SECTION; THENCE RUN NORTH 00 DEGREES 12 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER - QUARTER SECTION AND THE WEST LINE OF LOT 1-696, ACCORDING TO THE AMENDED MAP OF HIGHLAND LAKES 1ST SECTOR PHASE 6, MB 50, PG 49A - 49E, IN THE PROBATE OFFICE OF SHELBY COUNTY FOR 331.00 FEET TO A FOUND 1/2" REBAR; THENCE RUN NORTH 88 DEGREES 58 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID QUARTER - QUARTER SECTION FOR 198.05 FEET TO A SET IRON; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 30 SECONDS EAST FOR 331.13 FEET TO A SET IRON ON THE SOUTH LINE OF THE SAID QUARTER - QUARTER SECTION; THENCE RUN SOUTH 89 DEGREES 00 MINUTES 16 SECONDS EAST ALONG SAID SOUTH LINE FOR 198.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 65550.89 S.F. OR 1.50 ACRES MORE OR LESS.

Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2023, and all subsequent years thereafter, including any "roll-back taxes."
- (2) Existing Easements, restrictions, rights of way, building set back lines and limitations of record.

The preparer of this instrument acts only as the drafter hereof and has not examined the title to the property conveyed herein.

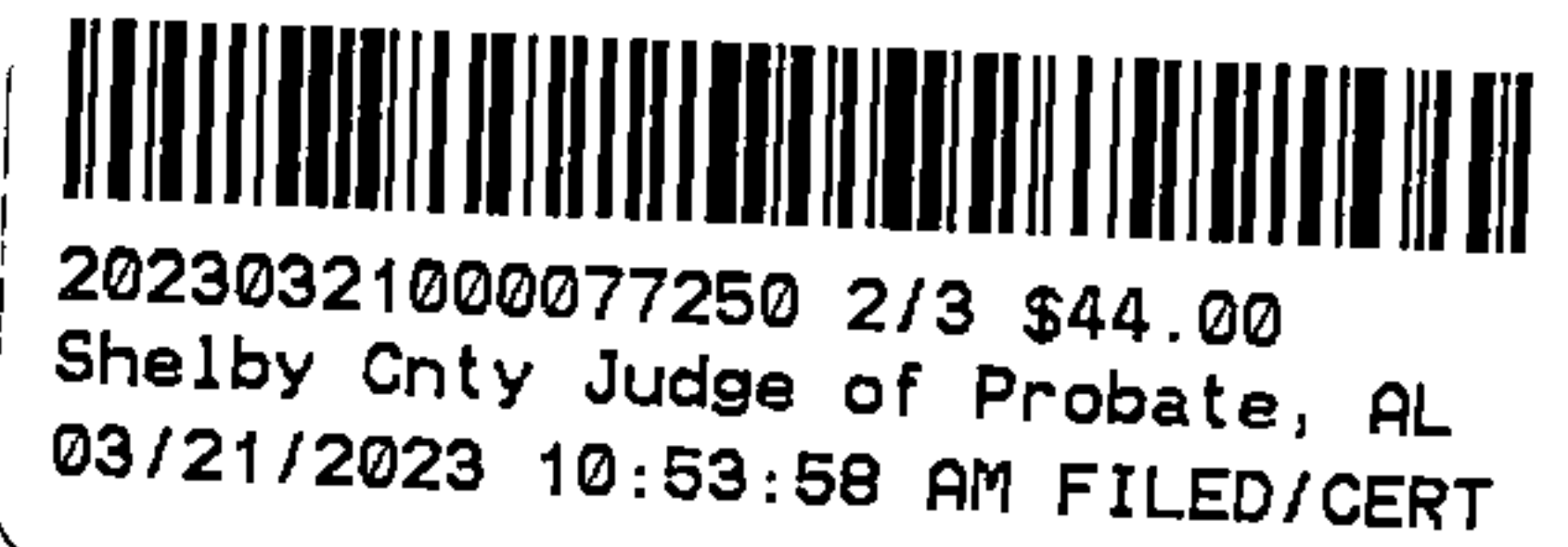
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

Shelby County, AL 03/21/2023
State of Alabama
Deed Tax: \$16.00

17th IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this day of February, 2023.

GRANTOR:
Burnham Corporation,
an Alabama corporation

By: [Signature]
Daniel Burnham, President



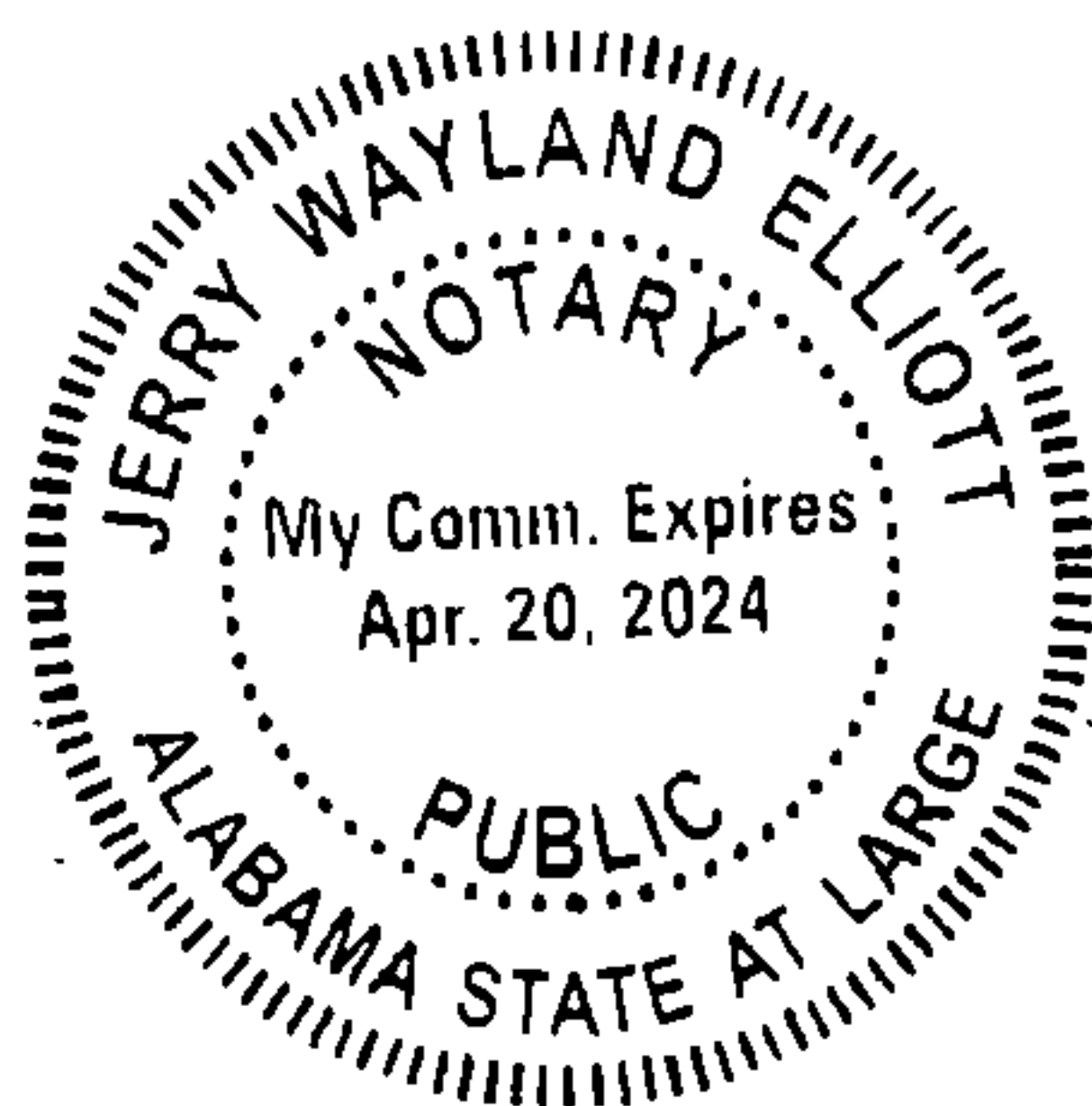
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Daniel Burnham, whose name as President of Burnham Corporation, an Alabama corporation, which is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such Officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this the 17th day of February 2023.

[Signature: Jerry Wayland Elliott]
Notary Public
My Commission Expires: 4-20-2024

(Affix Seal)



Real Estate Sales Validation Form

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

Grantor's Name	Burnham Corporation	Grantee's Name	Highland Lakes Development, LLLP
Mailing Address	11 North Lake Drive Birmingham, AL 35242	Mailing Address	2700 Hwy. 280 E., Ste. 425 Birmingham, AL 35223

Property Address Metes and Bounds

Date of Sale February 17, 2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 15,560.00

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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 | ☒ Tax Assessor's Market Value |
| ☐ 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 _____

Burnham Corporation
Print Daniel Burnham, President

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one