

Send Tax Notice to:
Mr. and Mrs. Mark R. Burrell
50179 Highway 25
Sterrett, Alabama 35147

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **MATTHEW C. BURRELL**, a married man, **MARK R. BURRELL**, a married man, and **MILTON T. BURRELL**, a married man (herein referred to as Grantors), do grant, bargain, sell and convey unto **MARK R. BURRELL** and wife, **SHANNON B. BURRELL** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1

Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 19 South, Range 2 East, Shelby County Alabama, said point being a found 3" open top pipe; thence run S 00° 04' 30" E along said 1/4-1/4 line for a distance of 34.38 feet to the point of beginning, said point being a found 1/2" rebar; thence run S 00° 30' 35" E for a distance of 600.96 feet to a set 5/8" rebar capped Clinkscals; thence run S 89° 32' 44" W for a distance of 221.48 feet to a set 5/8" rebar capped Clinkscals; thence run N 64° 45' 20" W for a distance of 333.95 feet to a set 5/8" rebar capped Clinkscals, to said point lying along the centerline of an existing 70' wide easement, as recorded in Inst. #2005-251570; thence continue along said easement centerline N 62° 49' 38" E for a distance of 126.85 feet to a found 1/2" capped rebar; thence continue along said easement centerline N 09° 16' 39" E for a distance of 404.41 feet to a found 1/2" rebar; thence continue along said easement centerline N 89° 27' 26" E for a distance of 340.16 feet to the point of beginning. Said parcel being 5.28 acres, more or less.

According to survey dated October 5, 2022, of Clinkscals Land Surveying, LLC, Steven J. Clinkscals, Alabama PLS No. 37248.

Also, a right of way access and utility easement at or on Lovoy Drive from Old Highway 280 to and along Parcel 1, and subject to said easement as it crosses Lot 1, as identified in Instrument No. 20050524000251570 in the Probate Office of Shelby County, Alabama, and as shown on survey dated October 5, 2022, of Clinkscals Land Surveying, LLC, Steven J. Clinkscals, Alabama PLS No. 37248.

The above described property does not constitute any part of the homestead of the Grantors or their spouses.



20230502000129980 2/4 \$59.50
 Shelby Cnty Judge of Probate, AL
 05/02/2023 03:40:03 PM FILED/CERT

Matthew C. Burrell, Mark R. Burrell, and Milton T. Burrell are the only children of Milton L. Burrell, deceased, and/or Edna B. Burrell, deceased. Milton L. Burrell died intestate on or about January 5, 2021. Edna B. Burrell died intestate on or about April 8, 2021.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of May, 2023.

Matthew C. Burrell
 Matthew C. Burrell

Mark R. Burrell
 Mark R. Burrell

Milton T. Burrell
 Milton T. Burrell

STATE OF ALABAMA)
 SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Matthew C. Burrell, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2022.

Kari M. Foster
 Notary Public

My Commission Expires: 1-3-23

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Mark R. Burrell, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May,
2022.23

Kari M. Fortner
Notary Public

My Commission Expires: 1-4-2027

STATE OF TENNESSEE)
Rutherford COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Milton T. Burrell, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April,
2022.23



[Signature]
Notary Public

My Commission Expires: 12/19/2023

Real Estate Sales Validation Form



20230502000129980 4/4 \$59.50
Shelby Cnty Judge of Probate, AL
05/02/2023 03:40:03 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Matthew C. Burrell, Mark R. Burrell, & Milton T. Burrell
Mailing Address 136 Westover Road
Harpersville, Alabama 35078

Grantee's Name Mark R. Burrell & Shannon B. Burrell
Mailing Address P. O. Box 124
Sterrett, Alabama 35147

Property Address Adjacent to Lovoy Drive
Harpersville, Alabama 35078

Date of Sale 5/2/2023
Total Purchase Price \$
or
Actual Value \$

Assessor's Market Value \$38,250.00 x 2/3 = \$27,500.00

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 Property Tax Commissioner
☐ 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 12-15-22

Print Matthew C. Burrell

☐ Unattested

Kim Fortson
(verified by)

Sign

Matthew C. Burrell
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1