

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

PREPARED BY:
MARGARET M. CASEY, ATTORNEY
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(205) 987-2211

SEND TAX NOTICE TO:
Michelle Burt & Philicia Danner
5638 Roy Dr.
Helena, ALABAMA 35080

WARRANTY DEED
JOINT TENANTS IN COMMON

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, MICHELLE BURT, a married woman, and PHILICIA DANNER, a married woman, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto MICHELLE BURT and PHILICIA DANNER, (hereinafter referred to as GRANTEES) as joint tenants in common, reserving unto JANICE K. BROADHEAD a life estate in the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Part of the W ½ of SW 1/4 of Section 22, Township 20 South, Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the SW corner of said Section 22, then in Easterly direction along South boundary of said Section 22, 575.73 feet to the center line of Hillshore Branch, for the point of beginning of tract of land herein described; thence turning an angle of 69 degrees and 14 minutes to the left in northeasterly direction along centerline of said branch 264.60 feet; thence turning an angle of 2 degrees 25 minutes and 30 seconds to right in Northeasterly direction along the centerline of said branch 179.95 feet; thence turning an angle of 11 degrees 35 minutes to the left in Northeasterly direction along the centerline of said branch 154.12 feet; thence turning an angle of 8 degrees and 34 minutes to the left in Northerly direction along the centerline of said branch 214.52 feet; thence turning an angle of 3 degrees and 3 minutes to the right in Northerly direction along the centerline of said branch 338.29 feet; thence turning an angle of 10 degrees 22 minutes and 30 seconds left in Northerly direction 270.35 feet; thence turning an angle of 9 degrees 21 minutes and 30 seconds to the right in Northerly direction 311.86 feet; thence turning an angle of 76 degrees and 16 minutes to the right in Easterly direction 277.90 feet; thence turning an angle of 96 degrees 58 minutes and 30 seconds to the right in a Southerly direction 881.30 feet; thence turning an angle of 19 degrees and 40 minutes to the right in Southwesterly direction 899.38 feet to the point of intersection with the South line of said Section 22; thence turning an angle of 71 degrees and 41 minutes to the right in Westerly direction along the South boundary of said section 22, 263.60 feet to the point of beginning. Containing 11.174 acres, more or less.

ALSO:

Begin at the Southwest corner of Southeast 1/4 of Southwest 1/4 of Section 22, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama; thence East along South boundary of said Section 22, 678.42 feet, said point being in an old lane; thence turning an angle of 91 degrees and 31 minutes to the left in Northerly direction 1,860.71 feet to the point of beginning of a tract of land herein described; thence turning an angle of 96 degrees and 49 minutes to the left in Westerly direction 1,140.86 feet to the center line of a branch; thence turning an angle of 100 degrees and 12 minutes to the right in Northeasterly direction along centerline of said branch 89.37 feet; thence turning an angle of 7 degrees and 33 minutes right in Northeasterly direction along centerline of said branch 115.15 feet; thence turning an angle of 71 degrees and 26 minutes to the right in Easterly direction 644.89 feet; thence turning an angle of 97 degrees and 41 minutes to the right in Southerly direction 105.28 feet; thence turning an angle of 97 degrees, 19



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minutes and 30 seconds to the left in Easterly direction 470.65 feet; thence turning an angle of 97 degrees, 16 minutes and 30 seconds to the right in Southerly direction 107.00 feet to the point of beginning. Containing 4.190 acres, more or less.

The sole purpose of this deed is to vest the property without survivorship and to reserve a life estate to JANICE K. BROADHEAD in revision of the Deed filed on 06/01/2015, in instrument number 20150601000179670.

MICHELLE BURT and REAGAN MICHELLE BROADHEAD BURT are one and the same person.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever, subject to the reservation of a life estate for JANICE K. BROADHEAD.

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 5th day of April, 2023.

Michelle Burt (L.S.)
MICHELLE BURT

Philicia Danner (L.S.)
PHILICIA DANNER

ACKNOWLEDGMENT

STATE OF ALABAMA
SHELBY COUNTY

I, Sherry C. Fancher, a Notary Public in said County in said State, hereby certify that MICHELLE BURT and PHILICIA DANNER, whose names are signed to the foregoing conveyance, and who are known to me acknowledge before me on this day, 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 5th day of April, 2023.

Sherry C. Fancher
Notary Public
My Commission Expires: 09/08/2025



Real Estate Sales Validation Form



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

Grantor's Name Michelle Burt & Philicia Danner
Mailing Address 5638 Roy Drive
Helena, AL 35080

Grantee's Name Michelle Burt & Philicia Danner
Mailing Address 5638 Roy Drive
Helena, AL 35080

Property Address 5638 Roy Drive
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$672,830

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 Margaret M. Casey, Attorney

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms

Form RT-1