



20230516000144670 1/3 \$376.00
Shelby Cnty Judge of Probate, AL
05/16/2023 08:14:18 AM FILED/CERT

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

PREPARED BY:
MARGARET M. CASEY, ATTORNEY
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(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) and other good and valuable consideration, 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 hereby 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:

BUILDING AND ALL IMPROVEMENTS LOCATED ON SITE 346, ALABAMA POWER COMPANY ON LAY DAM RESERVOIR LOCATED IN THE NW 1/4 OF THE NE 1/4, NE 1/4 OF NE 1/4, FRACTIONAL SEC. 6, TOWNSHIP 24 NORTH, RANGE 16 EAST, NE 1/4 OF SE 1/4, FRACTIONAL SECTION 23, AND NW 1/4 OF NW 1/4 OF SW 1/4, FRACTIONAL SECTION 24, ALL IN TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

Subject to restrictions, conditions, limitations, reservations, and easements, if any, of record.



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 20150601000179680.

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.

 (L.S.)
MICHELLE BURT
 (L.S.)
PHILICIA DANNER

Shelby County, AL 05/16/2023
State of Alabama
Deed Tax:\$347.00



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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 3rd day of April, 2023.

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



Real Estate Sales Validation Form

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

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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 10 Lake Drive
Shelby, AL 35143

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$346,720

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