

20230602000167500
06/02/2023 01:53:07 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Sharon R. Travis and Terrell F. Travis
911 Haddington Dale
Pelham, Alabama 35124

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Three Hundred Seventy Nine Thousand Nine Hundred dollars & no cents (\$379,900.00)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **David Burke, a married man and Kristie M. Cornelius, Successor Trustee of the Janet Moore Living Trust dated November 27, 2018, and any amendments thereto** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Sharon R. Travis and Terrell F. Travis** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 306, ACCORDING TO THE FINAL PLAT HADDINGTON PARC AT BALLANTRAE, PHASE 1, AS RECORDED IN MAP BOOK 32, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

Janet S. Moore died on February 25, 2022. The trust is signing on this deed as per the Court Order in Case No. 58-CV-202-900145.00 in Shelby County, Alabama.

\$246,935.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 32, Page 12.

Building setback line of 15 feet reserved from Haddington Dale as shown by recorded plat.

Utility easements as shown by recorded plat, including a 5 foot easement within the building setback line.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20031001000660230, in the Probate Office of Shelby County, Alabama.

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Covenant for storm water runoff recorded as Inst. #20031016000693510, in the Probate Office of Shelby County, Alabama.


Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument #20031016000693510.

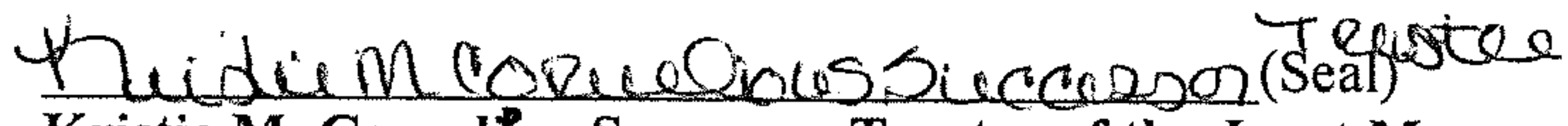
Articles of Incorporation of Ballantrae Residential Association recorded in Inst. #2003-66776, in said Probate Office.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **May 31, 2023**.

 (Seal)
David Burke

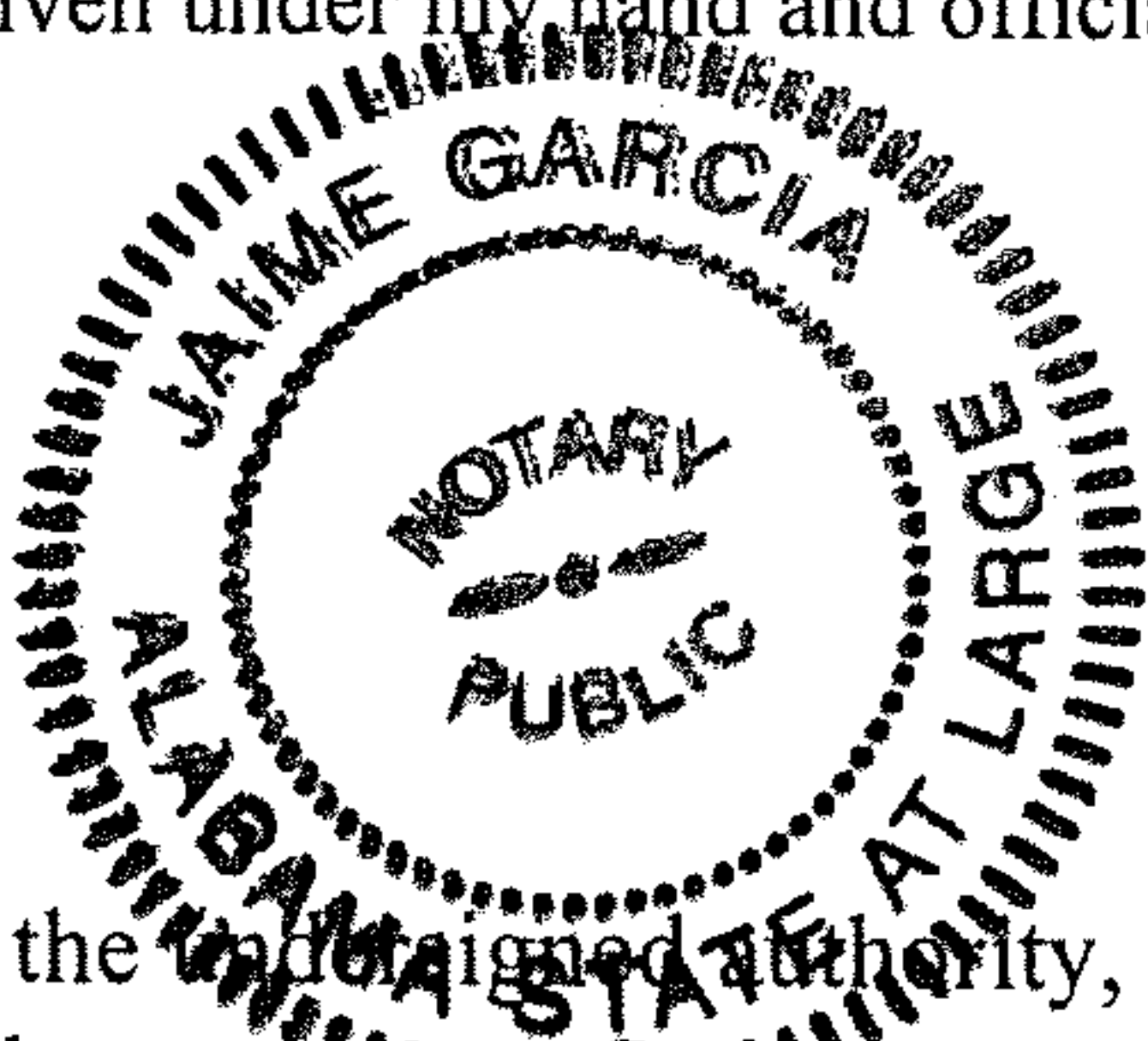
 (Seal)
Kristie M. Cornelius, Successor Trustee of the Janet Moore
Living Trust dated November 27, 2018, and any amendments
thereto

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David Burke, a married man**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 31st day of May, 2023



Notary Public.

My Commission Expires: 02/02/26

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kristie M. Cornelius, 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, (she), in her capacity as such Trustee, executed the same voluntarily on the day the same bears date. Given under my hand this May 31, 2023.

Notary Public

WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #2301057

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name David Burke and Kristie M. Cornelius, Grantee's Name Sharon R. Travis and Terrell F. Travis
 Successor Trustee of the Janet Moore Living Trust
 dated November 27, 2018, and any amendments thereto

Mailing Address _____

Mailing Address 911 Haddington Dale
 Pelham, Alabama 35124

Property Address 911 Haddington Dale
 Pelham, Alabama 35124

Date of Sale 05/31/2023

Total Purchase Price \$379,900.00

or

Actual Value _____

or

Assessor's Market Value _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/02/2023 01:53:07 PM
 \$162.00 PAYGE
 20230602000167500

Allen S. Byrd

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 5/31/2023

Print Sharon R. Travis

_____ Unattested

FT
 (verified by)

Sign

Sharon R. Travis

(Grantor/Grantee/Owner/Agent) circle one