

**CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Jeffrey L. Burns and  
Pamela B. Burns  
118 Barnsley Street  
Wilsonville, AL 35186

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **FORTY-THREE INVESTMENTS, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **JEFFREY L. BURNS and PAMELA B. BURNS**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

**FORTY-THREE INVESTMENTS, LLC is one and the same entity as FORTY THREE INVESTMENTS, LLC**

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

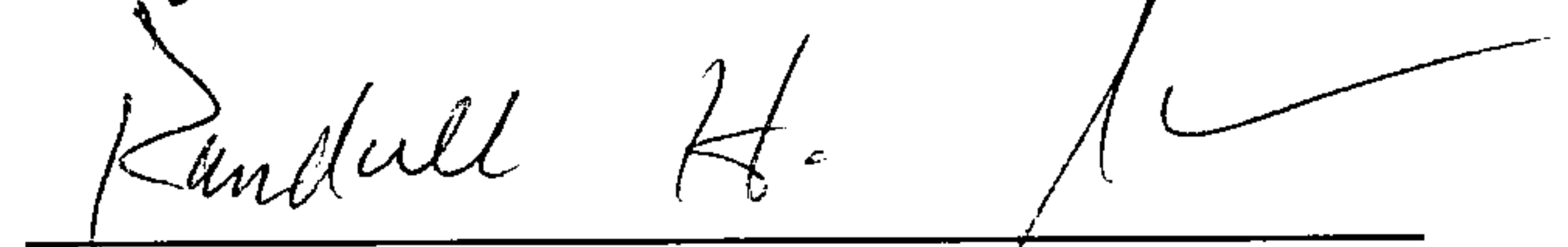
This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to 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 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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Grantor, by **Randall H. Goggans**, its **Managing Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 11th day of May, 2023.

**Forty-Three Investments, LLC**



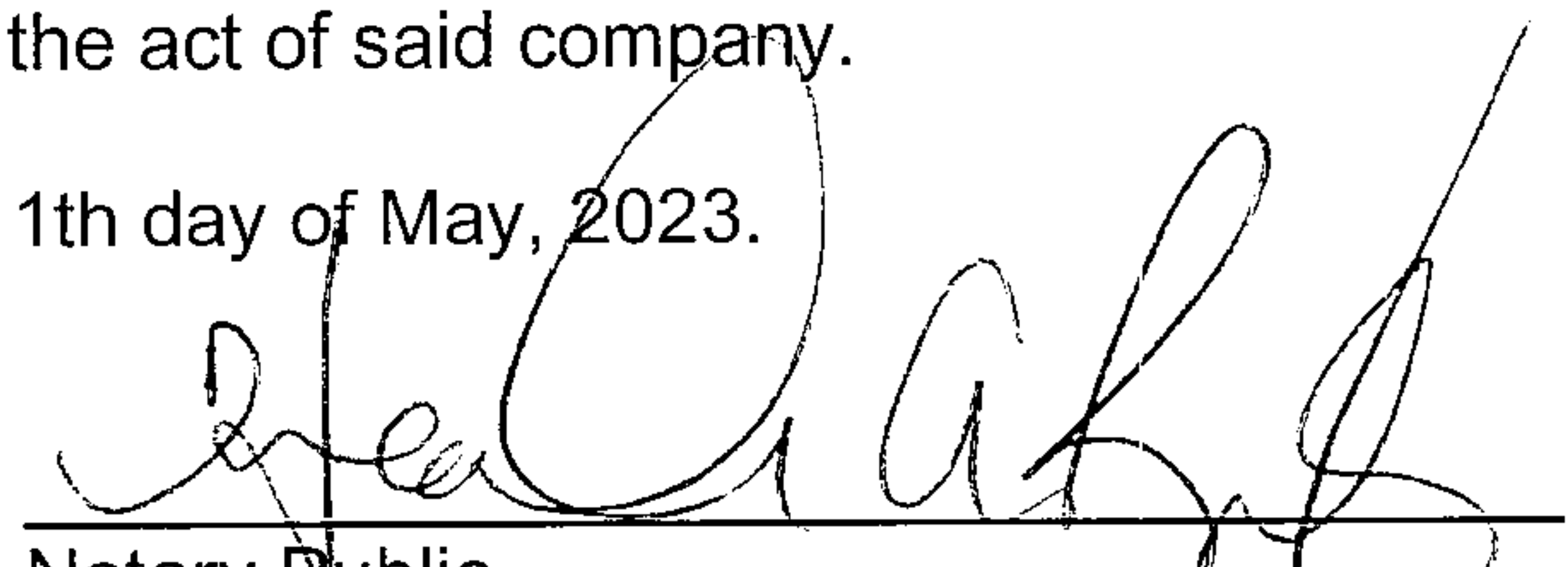
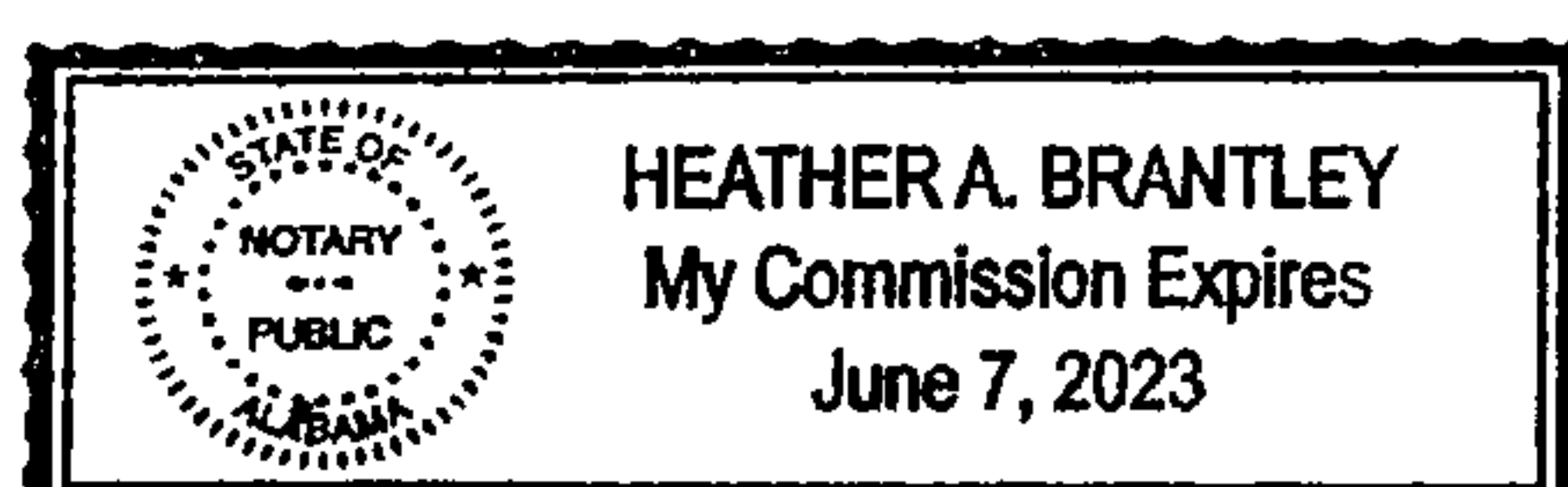
**BY: Randall H. Goggans  
ITS: Managing Member**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Randall H. Goggans**, whose name as **Managing Member of Forty-Three Investments, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 11th day of May, 2023.



Notary Public  
My Commission Expires: 06/07/2023

## EXHIBIT "A"

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### PARCEL 3:

Commence at the SE Corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence N88°51'41"E a distance of 515.14' to the Point of Beginning; thence continue N88°51'41"E a distance of 251.53' to the Westerly R.O.W. line of Shelby County Highway 467, to a curve to the right, having a radius of 2630.55', subtended by a chord bearing N26°41'03"E, and a chord distance of 554.22'; thence along the arc of said curve and along said R.O.W. line for a distance of 555.25'; thence N32°51'43"E and along said R.O.W. line a distance of 408.49' to a curve to the left, having a radius of 1869.85', subtended by a chord bearing N25°05'24"E, and a chord distance of 505.72'; thence along the arc of said curve and along said R.O.W. line for distance of 507.27'; thence S59°57'51"W; and leaving said R.O.W. line a distance of 113.31', to a curve to the right, having a radius of 585.00', subtended by a chord bearing S64°30'40"W, and a chord distance of 92.75'; thence along the arc of said curve for a distance of 92.85'; thence S69°03'28"W a distance of 65.11', to a curve to the left, having a radius of 250.00', subtended by a chord bearing S65°05'39"W, and a chord distance of 34.56'; thence along the arc of said curve for a distance of 34.59'; thence S61°07'49"W a distance of 107.21', to a curve to the right, having a radius of 250.00', subtended by a chord bearing S74°41'53"W, a chord distance of 117.30'; thence along the arc of said curve for a distance of 118.40'; thence S88°15'57"W a distance of 237.08', to a curve to the right, having a radius of 250.00', subtended by a chord bearing N72°01'53"W, and a chord distance of 168.57'; thence along the arc of said curve for a distance of 171.94'; thence N52°19'42"W a distance of 268.64' to a curve to the left, having a radius of 150.00', subtended by a chord bearing of N58°35'38"W, and a chord distance of 32.74'; thence along the arc of said curve for a distance of 32.81'; thence N64°51'35"W a distance of 71.97', to a curve to the left, having a radius of 40.00', subtended by a chord bearing S80°24'46"W, and a chord distance of 45.57'; thence along the arc of said curve for a distance of 48.49'; thence S45°41'07"W a distance of 52.60'; thence S22°38'09"E a distance of 480.39'; thence S87°39'46"W a distance of 197.50'; thence S22°03'55"E a distance of 912.06' to the Point of Beginning.



Real Estate Sales Validation Form

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

Grantor's Name	Forty Three Investments	Grantee's Name	JEFFREY L. BURNS
Mailing Address	2909 County Road 1005 Jemison, AL 35085	Mailing Address	PAMELA B. BURNS 118 Barnsley Street Wilsonville, AL 35186
Property Address	Parcel 3 Oakbrooke (County Road 467) Vincent, AL 35178	Date of Sale	May 11, 2023
		Total Purchase Price \$	179,900.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 May 11, 2023 Print B. CHRISTOPHER BATTLES

Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/15/2023 11:43:08 AM  
\$208.00 JOANN  
20230615000179780

Allen S. Bayl