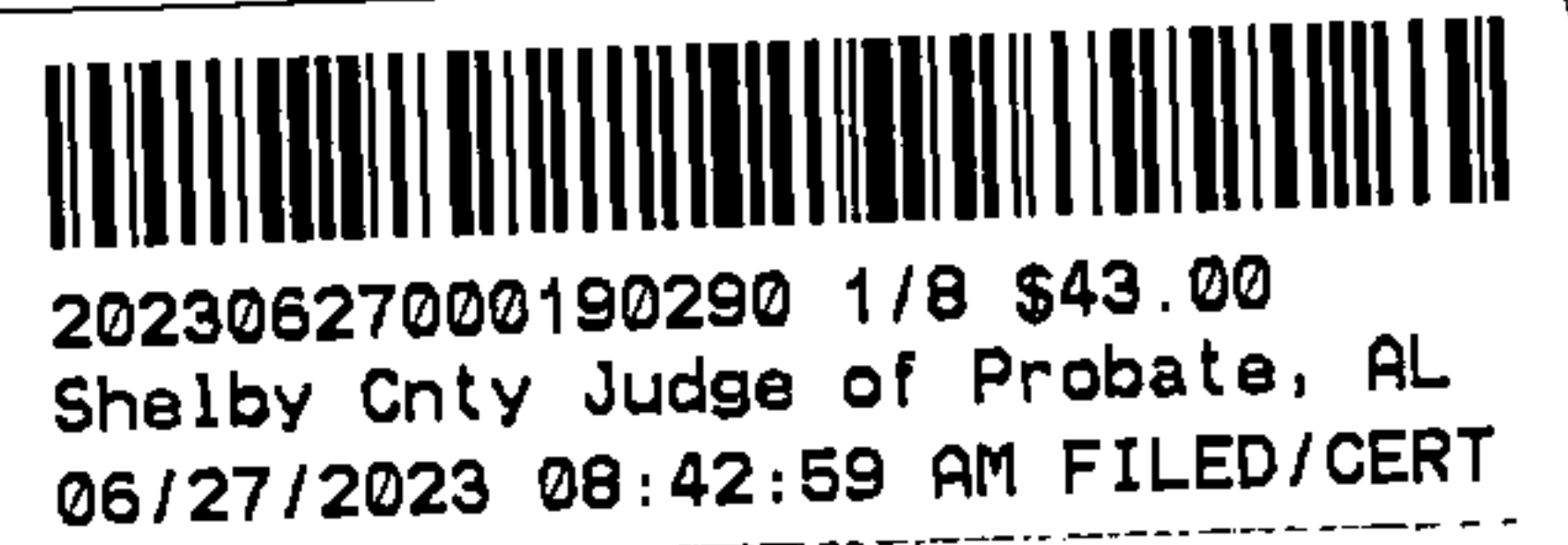


STATET OF ALABAMA

SHELBY COUNTY



AFFIDAVIT

Before me, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Michael Wayne Burns, who, after being by me duly sworn to speak the truth, deposes and says as follows:

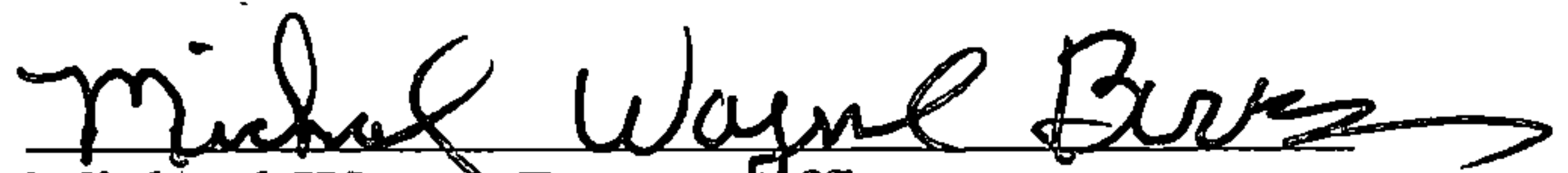
My name is Michael Wayne Burns, and I reside at 30930 Highway 25, Wilsonville, Shelby County, Alabama 35186. I am a child of Bessie Lee Burns, deceased. Bessie Lee Burns was married to my father, James Edward Burns. James Edward Burns died prior to the death of Bessie Lee Burns. Bessie Lee Burns and James Edward Burns were the grantees in that certain deed from Howard Burns dated August 6, 1993, which is of record in the Probate Records of Shelby County, Alabama, as Instrument No. 1993-33879, a copy of which is attached hereto as Exhibit "A" and made part and parcel hereof as fully as if set out herein.

Prior to the death of Bessie Lee Burns, she conveyed the property described on said Exhibit "A" to Debra Carter, her daughter, by deed dated and delivered to the said Debra Carter on June 14, 2021. A copy of the aforesaid deed from Bessie Lee Burns to Debra Carter is attached hereto as Exhibit "B" and made part and parcel hereof as fully as if set out herein.

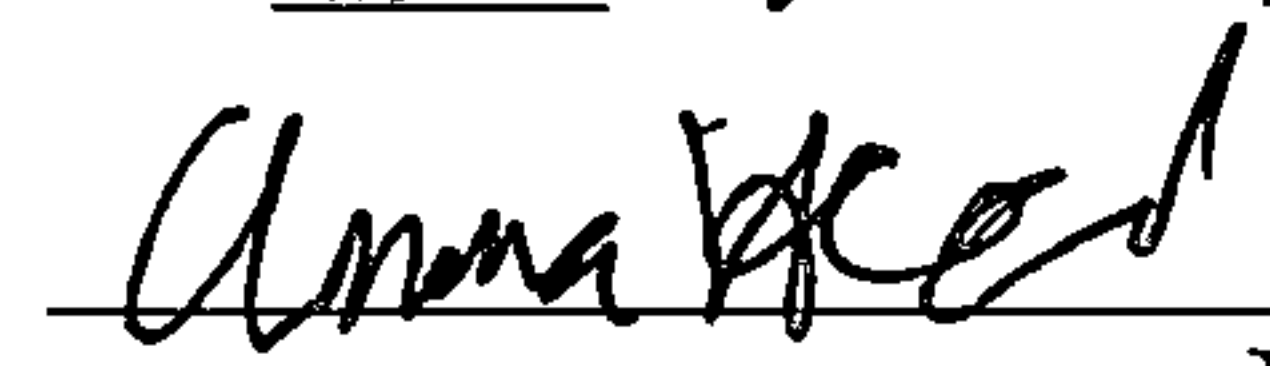
The property described on Exhibits "A" and "B" were not a part of the homestead of the said Debra Burns, and she conveyed said property to your Affiant by deed dated June 19, 2023, which was recorded in the Probate Records of Shelby County, Alabama, on June 20, 2023, a copy of which said deed is attached hereto as Exhibit "C" and made part and parcel hereof as fully as if set out herein.

As stated above, the property described in this Affidavit is not a part of the homestead of the said Debra Carter and has been in the exclusive possession of Bessie Lee Burns and her predecessors in title for more than thirty (30) years prior to her death.

Further Affiant saith not.


Michael Wayne Burns, Affiant

Sworn to and subscribed before me
this 22 day of June, 2023.


Notary Public
My Commission expires:
5-11-27

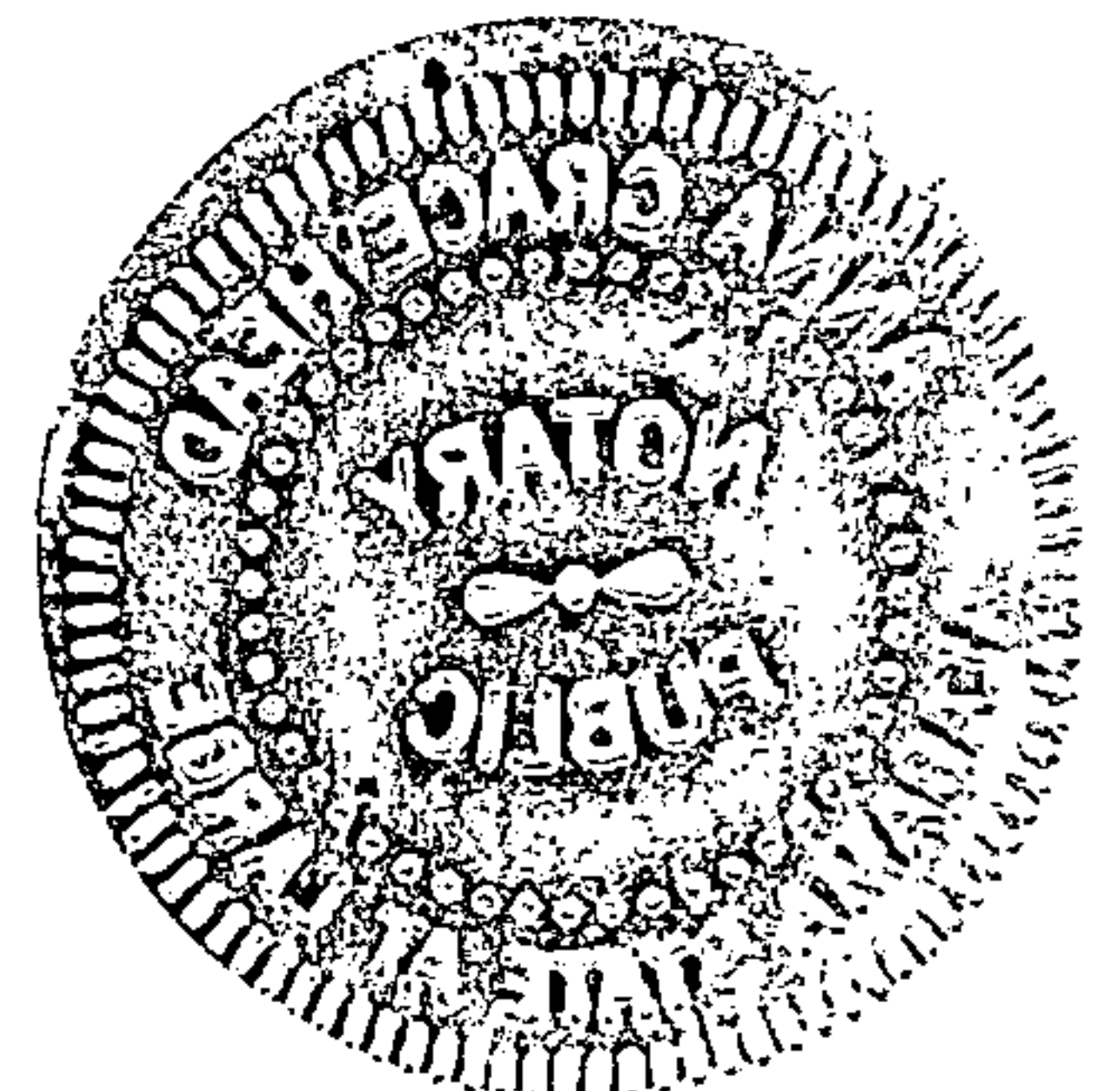


Exhibit "A"

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) James E. Bessie L. Burns

(Address) P.O. Box 1462

Columbiana, Alabama 35051

(Address)

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged

Howard Burns
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Edward & Bessie Lee Burns



20230627000190290 2/8 \$43.00
Shelby Cnty Judge of Probate, AL
06/27/2023 08:42:59 AM FILED/CERT

(Herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

One lot situated in the town of Columbiana, Alabama, and bounded on the south by the Southern Railroad right of way and described as lot No. 117 as per H. S. S. map of the town of Columbiana, Alabama, and also, described as beginning at SW corner of the Jonas Schwab lot and running thence West 120 feet; thence South 215 feet to the point of beginning and being a part of the SE 1/4 of the SW 1/4 of Section 23, Township 21, Range 1 West in Shelby County, Alabama, and lying on the opposite side of the Southern Railroad Depot lot and on the North side of the Southern Railroad in the Town of Columbiana, Alabama, and being the same lot as conveyed by Lee Friedberger to William Murphy by deed recorded in Deed Book 64, page 614 in the office of the Judge of Probate of Shelby County, Alabama,

Inst # 1993-33879

10/28/1993-33879

01:53 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MEL 9.00

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 (we) am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereon; 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 will warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this August 19 93

IN WITNESS:

(Seal)

(Seal)

(Seal)

Howard Burns

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I certify that Howard Burns, a Notary Public in and for said County, in said State,

name is signed to the foregoing conveyance, and who is known to me, acknowledged before me day, that, being informed of the contents of the conveyance he executed the same voluntarily lay the same bears date.

Given under my hand and official seal this 6th day of August A.D. 19 93

Notary Public.

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Debra Carter

18 Schultz Road

Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar (\$1.00), love and affection in hand paid by Grantee herein, the receipt whereof is hereby acknowledged, **Bessie Lee Burns, a widow** (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **Debra Carter**, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

One lot situated in the town of Columbiana, Alabama, and bounded on the south by the Southern Railroad right of way and described as lot No. 167 as per Horsley's Map of the town of Columbiana, Alabama, and also, described as beginning at SW corner of the Jonas Schwab lot and running thence West 120 feet; thence North 215 feet, to thence East 120 feet; thence South 215 feet to the point of beginning and being a part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 21, Range 1 West in Shelby County, Alabama, and lying on the opposite side of the Southern Railroad Depot lot and on the North side of the Southern Railroad in the Town of Columbiana, Alabama, and being the same lot as conveyed by Lee Friedberger to William Murphy by deed recorded in Deed Book 64, page 614 in the office of the Judge of Probate of Shelby County, Alabama,

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

Grantor, **Bessie Lee Burns** retains a life estate in and to the above described property.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

 (Seal)
Bessie Lee Burns, a Widow

STATE OF ALABAMA

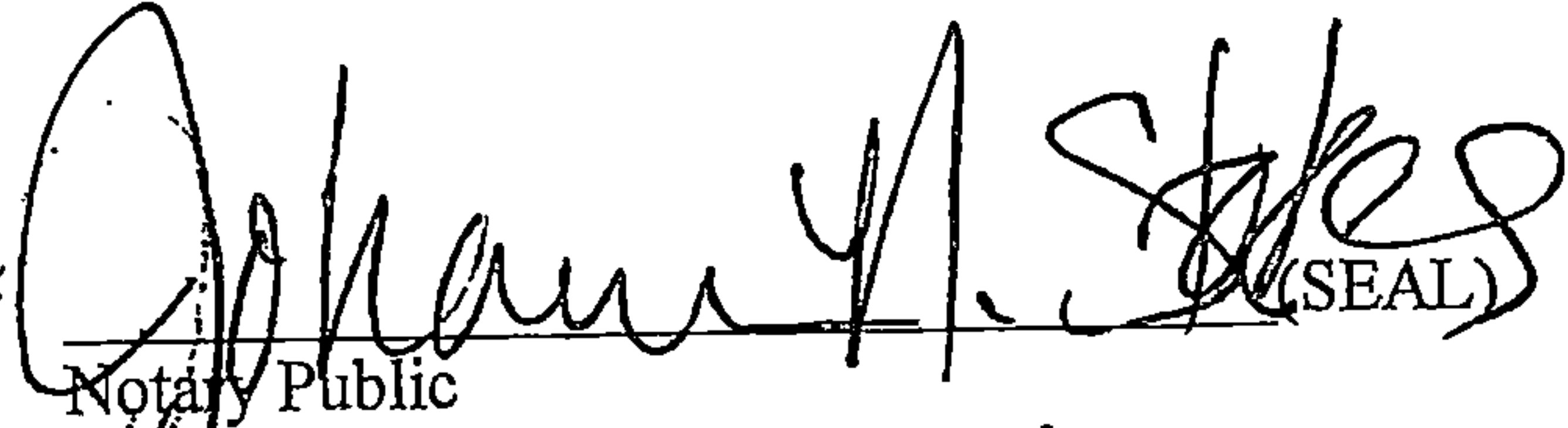
SHELBY COUNTY



20230627000190290 4/8 \$43.00
Shelby Cnty Judge of Probate, AL
06/27/2023 08:42:59 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bessie Lee Burns, a Widow**, 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 June, 2021.


(SEAL)
Notary Public

My Commission Expires: 08/03/2024

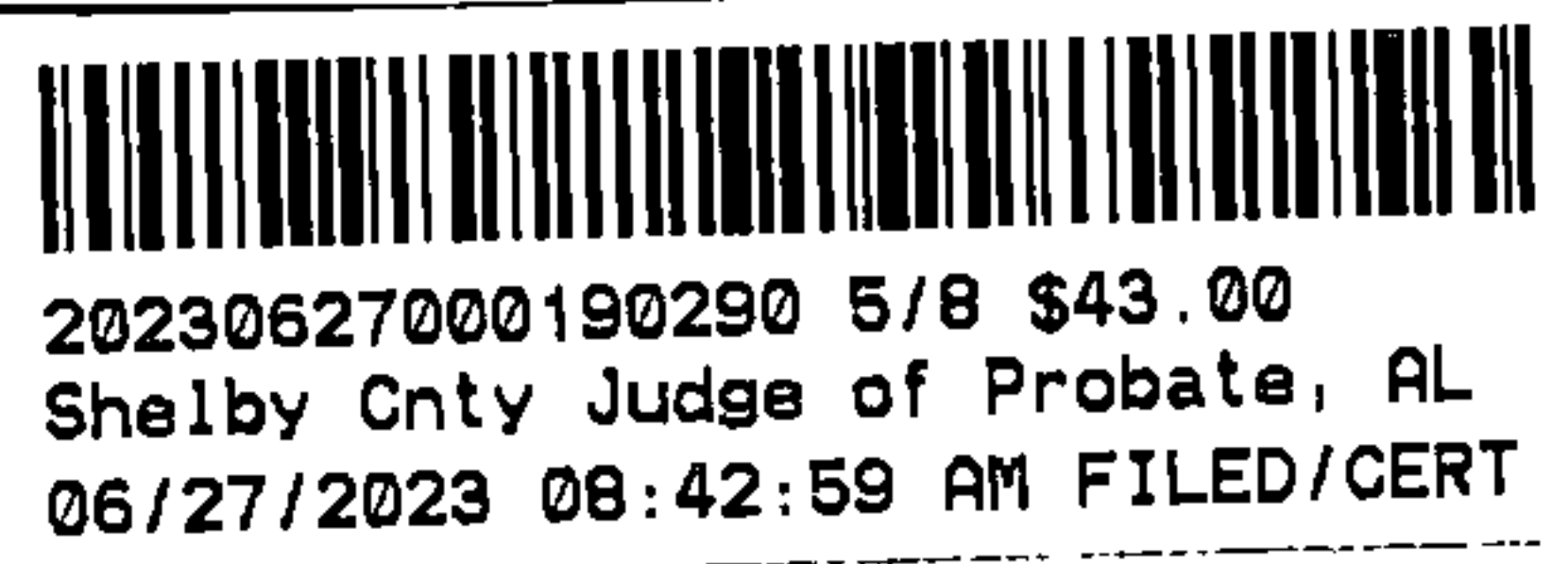
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name _____
Mailing Address _____

Grantee's Name Debra Carter
Mailing Address 18 Schultz Road
Columbiana, Alabama 35501

SEE ATTACHMENT "A"
Note:

Date of Sale _____



Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 16,300.00

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 XX Other: Statutory Warranty Deed
_____ 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 6/14/2024

Print Bessie Lee Burns

_____ Unattested

Sign Bessie Lee Burns

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20230620000183460 1/3 \$46.50
Shelby Cnty Judge of Probate, AL
06/20/2023 02:55:34 PM FILED/CERT

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Michael Wayne Burns

30930 Highway 25

Wilsonville, AL 35186

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



20230627000190290 6/8 \$43.00
Shelby Cnty Judge of Probate, AL
06/27/2023 08:42:59 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and Other Good and Valuable Consideration** to the undersigned Grantors, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we,

Debra Carter and husband, Phillip Carter
whose mailing address is 18 Schultz Road, Columbiana, AL 35051

(herein referred to as GRANTORS) do hereby grant, bargain, sell, and convey unto

Michael Wayne Burns
whose mailing address is 30930 Highway 25, Wilsonville, AL 35186

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is 152 & 154 Industrial Parkway, Columbiana, AL 35051, to-wit:

One lot situated in the town of Columbiana, Alabama, and bounded on the south by the Southern Railroad right of way and described as Lot No. 167 as per Horsley's Map of the town of Columbiana, Alabama, and also, described as beginning at SW corner of the Jonas Schwab lot and running thence West 120 feet; thence North 215 feet, to thence East 120 feet; thence South 215 feet to the point of beginning and being a part of the SE ¼ of the SW ¼ of Section 23, Township 21, Range 1 West in Shelby County, Alabama, and lying on the opposite side of the Southern Railroad Depot lot and on the North side of the Southern Railroad in the Town of Columbiana, Alabama, and being the same lot as conveyed by Lee Friedberger to William Murphy by deed recorded in Deed Book 64, page 614 in the office of the Judge of Probate of Shelby County, Alabama.

The above-described property also being one and the same parcel of property conveyed by deed from Bessie Lee Burns, a widow, to Debra Carter, dated June 14, 2021, in the office of the Judge of Probate of Shelby County, Alabama.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

Shelby County, AL 06/20/2023
State of Alabama
Deed Tax: \$18.50



20230620000183460 2/3 \$46.50
Shelby Cnty Judge of Probate, AL
06/20/2023 02:55:34 PM FILED/CERT

TO HAVE AND TO HOLD unto the said GRANTEE his heirs and assigns forever.

19th IN WITNESS WHEREOF, we have hereunto set our hands and seals this day of June, 2023.

Debra Carter (SEAL)
Debra Carter

Phillip Carter (SEAL)
Phillip Carter

STATE OF ALABAMA
SHELBY COUNTY



20230627000190290 7/8 \$43.00
Shelby Cnty Judge of Probate, AL
06/27/2023 08:42:59 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Debra Carter** and ~~husband, Phillip Carter~~, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, 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 19th day of June, 2023.

Tammy L. Seale (SEAL)
Notary Public

My Commission Expires: 09-09-2023



Exhibit "C"

pg 3 of 3

Real Estate Sales Validation Form

20230620000183460 3/3 \$46.50
 Shelby Cnty Judge of Probate, AL
 06/20/2023 02:55:34 PM FILED/CERT

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

Grantor's Name Debra Carter
 Mailing Address 18 Schultz Road
Columbiana, AL 35051

Grantee's Name Michael Wayne Burns
 Mailing Address 30930 Hwy 25
Wilsonville, AL 35186

Property Address 152 & 154 Industrial Pkwy
Columbiana, AL 35051

Date of Sale 06-19-2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$18,140.00 *

20230627000190290 8/8 \$43.00
 Shelby Cnty Judge of Probate, AL
 06/27/2023 08:42:59 AM FILED/CERT

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 Based on Total Market Value on file in the
☐ Closing Statement Office of the Shelby County Property Tax Commissioner

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 06-19-2023Print Michael Wayne Burns

Unattested

Sign

Michael Wayne Burns

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Uma Hed

Form RT-1