

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-29407

Send Tax Notice To: Jeffrey L. Burns
Pamela Burns

6000 Hwy 61
Wilsonville AL 35186

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thousand Dollars and No Cents (\$400,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Bettye Peeples**, a Single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeffrey L. Burns and Pamela Burns**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of Sept, 2023.


Bettye Peeples

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Bettye Peeples, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of September, 2023.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

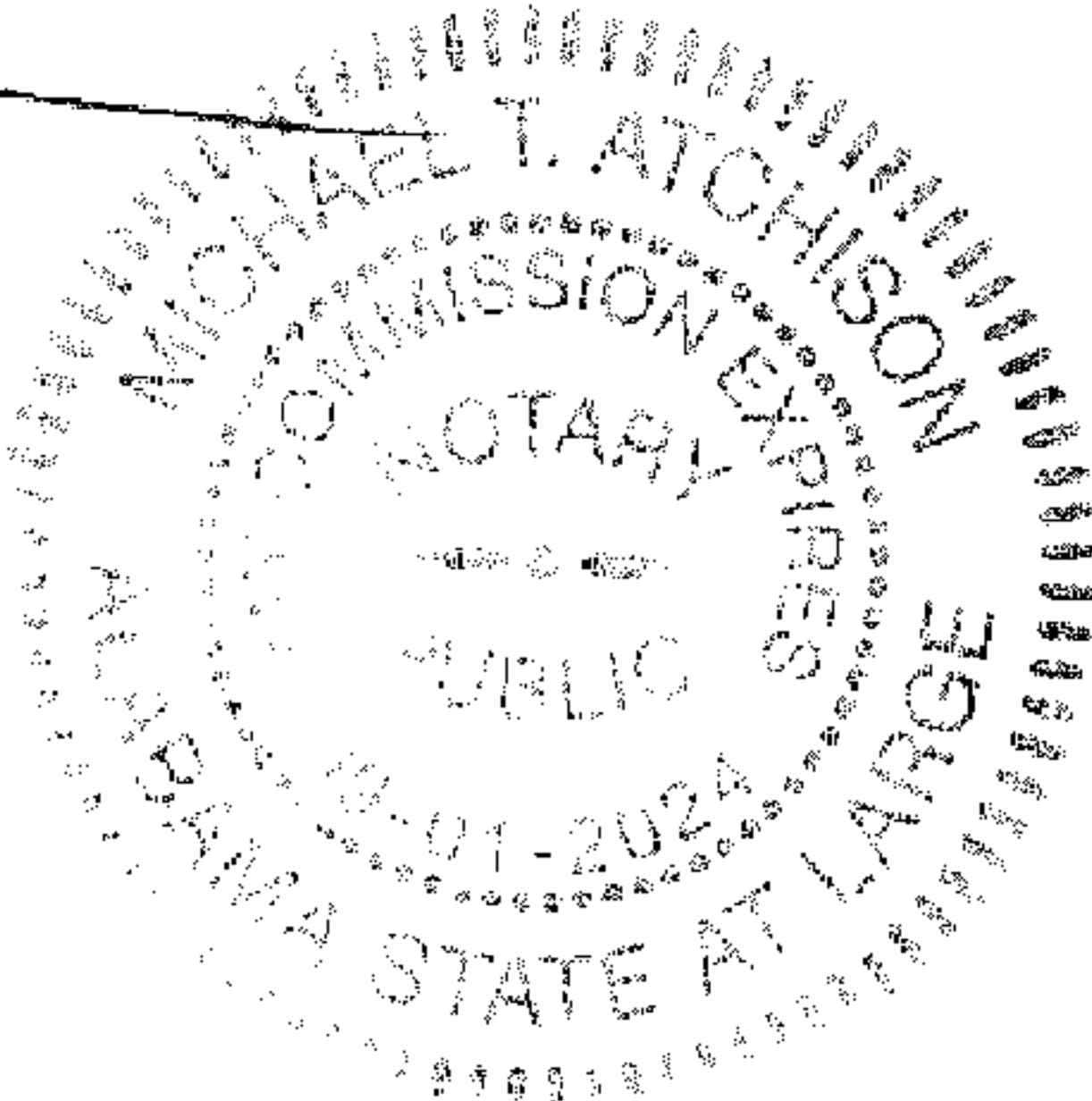


EXHIBIT "A"
LEGAL DESCRIPTION

Part of the W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run in a westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 417.50 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 461.69 feet to an existing iron pin; thence turn an angle to the right of 90 degrees 03 minutes and run in a northwesterly direction for a distance of 1,147.76 feet to an existing iron pin being on the southeasterly right of way line of Shelby County Road #61; thence turn an angle to the right (58 degrees 05 minutes to chord) and run in a northeasterly direction for a distance of 294.08 feet; thence turn an angle to the left of 2 degrees 49 minutes (from last mentioned chord line) and run in a northeasterly direction along said southeast right of way line for a distance of 232.44 feet to an existing iron pin; thence turn an angle to the right of 123 degrees 53 minutes 36 seconds and run in a southerly direction for a distance of 1,435.42 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.
According to survey of Laurence D. Weygand, Reg. P.E. & L.S. #10373, dated October 10, 1986

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Bettye Peebles</u>	Grantee's Name	<u>Jeffrey L. Burns</u>
Mailing Address	<u>72214 PLEASANT VALLEY RD</u> <u>OWENSVILLE, AL 35120</u>	Mailing Address	<u>6000 Hwy 61</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>6000 Highway 61</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>September 29, 2023</u>
		Total Purchase Price	<u>\$400,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 September 26, 2023

 Unattested

(verified by)

Print Bettye Peebles

Sign Bettye Peebles

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2023 10:42:22 AM
\$428.00 BRITTANI
20231002000293220

Form RT-1

Allie S. Bayl

