

Send Tax Notice to:
Mr. Eric Hermanson
20 Christy Drive
Shelby, Alabama 35143

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five Thousand and 00/100 Dollars (\$25,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **HARRY O. BURKS, JR.** and wife, **ROBBIE LYNN ETRESS BURKS** (herein referred to as Grantors), do grant, bargain, sell and convey unto **ERIC HERMANSON** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE 1/4 of NW 1/4, Section 15, Township 24 North, Range 15 East; thence turn an angle of 32 deg. 34 min. to the left from the East line of said 1/4 1/4 Section and run a distance of 769.80 feet to the point of beginning; thence turn an angle of 2 deg. 00 min. to the left and run a distance of 210.00 feet to a point on a gravel road; thence turn an angle 90 deg. 00 min. to the right and run along said gravel road a distance of 210.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 210.00 feet to the point of beginning. Situated in the SE 1/4 of NW 1/4 of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.

LESS AND EXCEPT any mineral and mining rights, and rights incident thereto, which are not owned by the Grantors, and less and except any part of the above described property which is now a part of a roadway, and subject to easements to Alabama Power Company in Deed Book 107, page 282, Deed Book 131, page 409, Deed Book 131, page 391, and Deed Book 133, page 227, and subject to restrictions and conditions and limitations in Deed Book 283, page 562 and Deed Book 316, page 110.

AND

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; thence N 0 deg. 22' 30" E along the east line of said 1/4-1/4 Section a distance of 825.04' to the point of beginning; thence continue along the last described course a distance of 114.72 feet; thence S 55 deg. 54' 22" W a distance of 292.91 feet; thence S 55 deg. 31' 20" W 209.96 feet; thence S 34 deg. 26 min. 20" E a distance of 88.92 feet; thence N 56 deg. 27 min. 47" E a



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distance of 437.43 feet to the point of beginning. Said parcel of land contains 1.0 acres, more or less. According to survey dated September 12, 2001 of Rodney Y. Shiflett, Al. Reg. No. 21784.

SUBJECT TO restrictions, easements and rights-of-way of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

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

Harry O. Burks, Jr. (SEAL)
 Harry O. Burks, Jr.

Robbie Lynn Etreess Burks (SEAL)
 Robbie Lynn Etreess Burks

STATE OF ALABAMA)
 SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Harry O. Burks, Jr., and wife, Robbie Lynn Etreess Burks, 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 October, 2023.

Kwame M. Fata (SEAL)
 Notary Public
 My Commission Expires: 1-4-2027

Real Estate Sales Validation Form

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

Grantor's Name	Harry O. Burks, Jr. and Robbie Lynn Etress Burks	Grantee's Name	Eric Hermanson
Mailing Address	P. O. Box 73 17612 Highway 145 Shelby, Alabama 35143	Mailing Address	20 Christy Drive Shelby, Alabama 35143
Property Address	1918 HWY 311 Shelby AL 35743	Date of Sale	October 19, 2023
		Total Purchase Price	\$ 25,000.000
		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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other
☒ 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 10-19-23

Print HARRY O. BURKS JR

☐ Unattested

Kim F. Ford
(verified by)

Sign

Harry O Burks Jr

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1