


SEND TAX NOTICE TO:

Michael Wayne Burns and Jennifer Burns
P. O. Box 462
Columbiana, AL 35051

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


20231101000321350 1/3 \$46.50
Shelby Cnty Judge of Probate, AL
11/01/2023 01:31:30 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Michael Wayne Burns** and wife, **Jennifer Burns** (herein referred to as grantors), do grant, bargain, sell and convey unto **Michael Wayne Burns** and **Jennifer Burns** (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. 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.

It is the intention of the parties to convey by this document all lands which were owned by Bessie Lee Burns during her lifetime, whether correctly described herein or not, including that portion thereof which was conveyed by the said Bessie Lee Burns to Debra Carter by deed dated June 14, 2021, which is now owned by Grantor Michael Wayne Burns.

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

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

Shelby County, AL 11/01/2023
State of Alabama
Deed Tax: \$18.50

20th IN WITNESS WHEREOF, I, or each of us, have hereunto set our hands and seals, this
day of October, 2023.

Michael Wayne Burns (SEAL)
Michael Wayne Burns

Jennifer Burns (SEAL)
Jennifer Burns

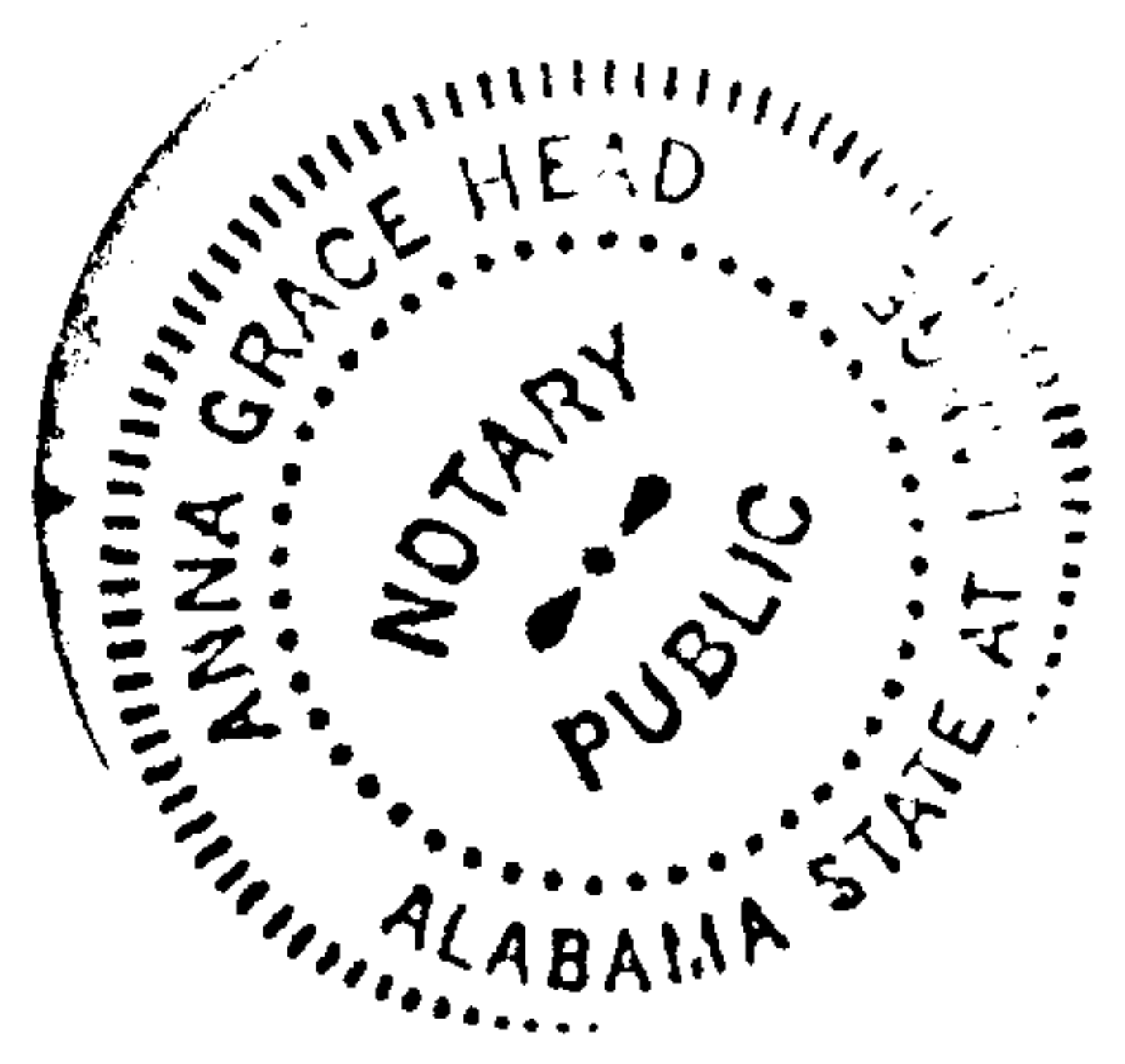
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that **Michael Wayne Burns** and wife, **Jennifer Burns**, 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 20th day of October, 2023.

Anna Grace Head (SEAL)
Notary Public

My Commission Expires: 05-11-27



Real Estate Sales Validation Form

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

Grantor's Name Michael Wayne/Jennifer Burns
Mailing Address P. O. Box 462
Columbiana, AL 35051

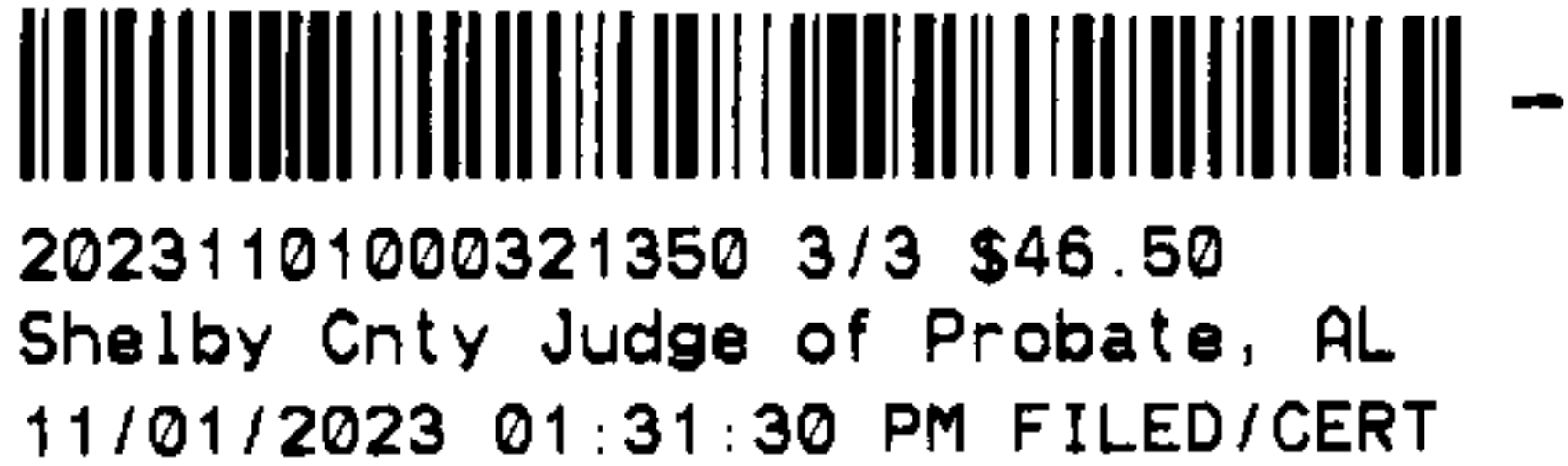
Grantee's Name Michael Wayne/Jennifer Burns
Mailing Address P. O. Box 462
Columbiana, AL 35051

Property Address 152 & 154 Industrial Pkwy
Columbiana, AL 35051

Date of Sale 10-20-2023
Total Purchase Price \$ *transfer to a Jt Survivor Status

or
Actual Value \$ _____

or
Assessor's Market Value \$ 18,140.00



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 ☒ Other *husband and wife transferring to a Joint Survivorship Status
☐ 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 10-30-2023

Print Michael Wayne Burns

Unattested

(verified by)

Sign Michael Wayne Burns
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1