

This instrument was prepared by:
Dunn & Associates, LLC
2 North Twentieth Street
Suite 1110
Birmingham, AL 35203

Send Tax Notices to:
Michael Burns
575 12th Road South
Apt. 508
Arlington, VA. 22202

ADMINISTRATOR'S DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned **C. BURTON DUNN**, as Administrator of **The Estate of William Edward Burns, Deceased**, filed in the Probate Court of Shelby County, Alabama as Case No. PR-2023-000201 ("Grantor"), hereby remises, releases, quit claims and conveys to **MICHAEL BURNS** ("Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 358, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, as recorded in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Property Address: 3605 Chippenham Drive, Birmingham, Alabama 35242
Parcel Number: 03-9-29-0-002-041.000

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record, and Ad Valorem taxes due and payable.

TO HAVE AND TO HOLD to the Grantee forever.

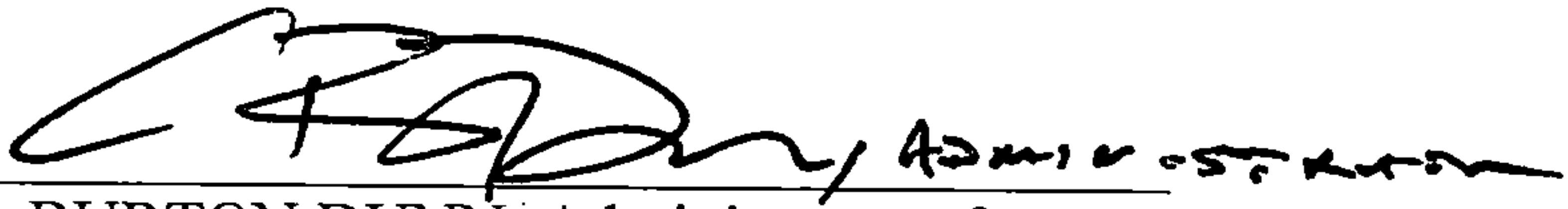
This instrument is executed for nominal consideration for the purpose of perfecting title to real estate.

This instrument is executed by the Grantor solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of said Grantor in his individual capacity, and the Grantor expressly limits his liability hereunder to the property now or hereafter held by his in the representative capacity named.



20231130000347100 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/30/2023 03:55:20 PM FILED/CERT

Given under the Grantor's hand and seal, this the 27 day of November, 2023.

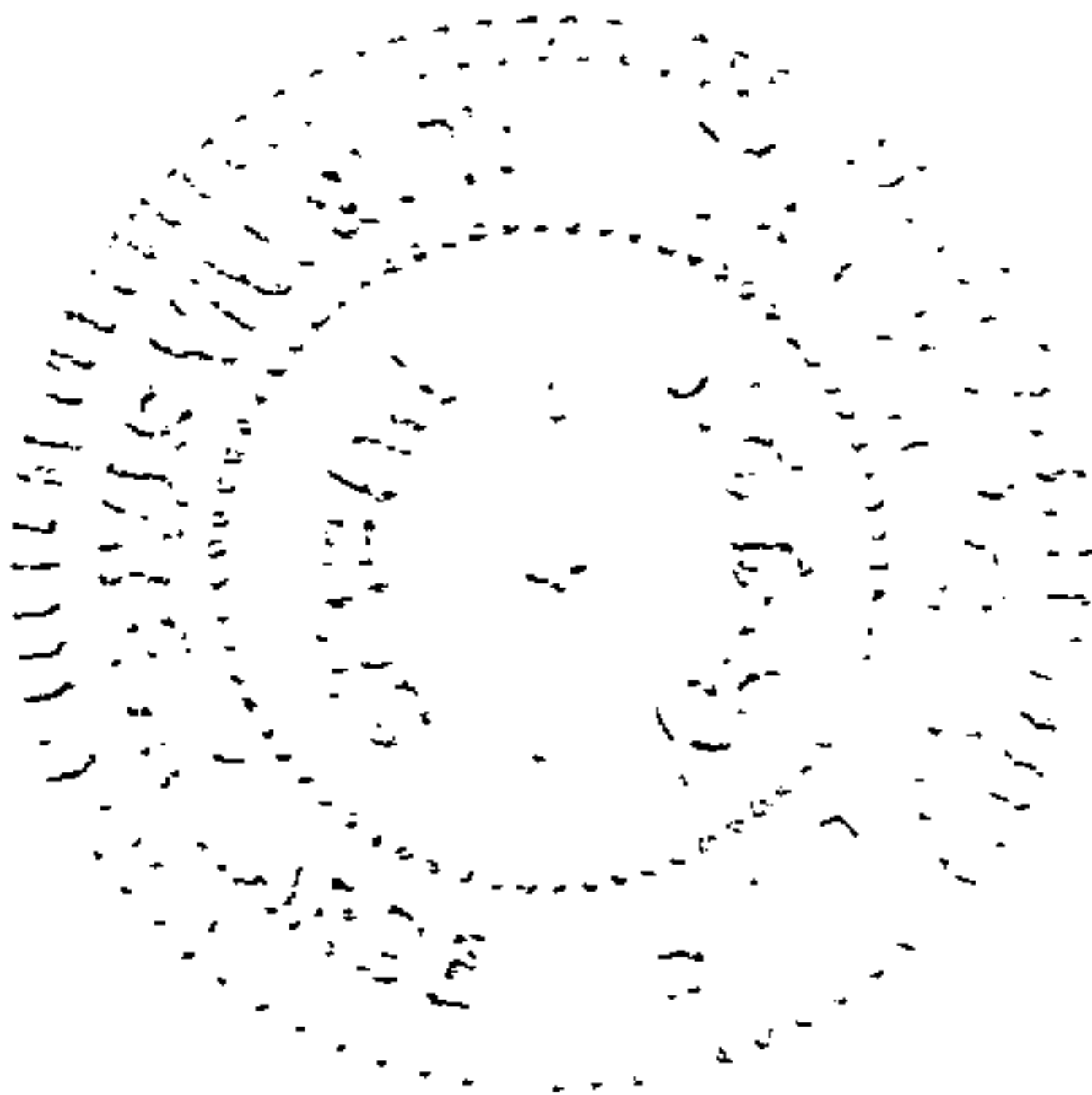
By: 
C. BURTON DUNN, Administrator of
The Estate of William E. Burns, Deceased

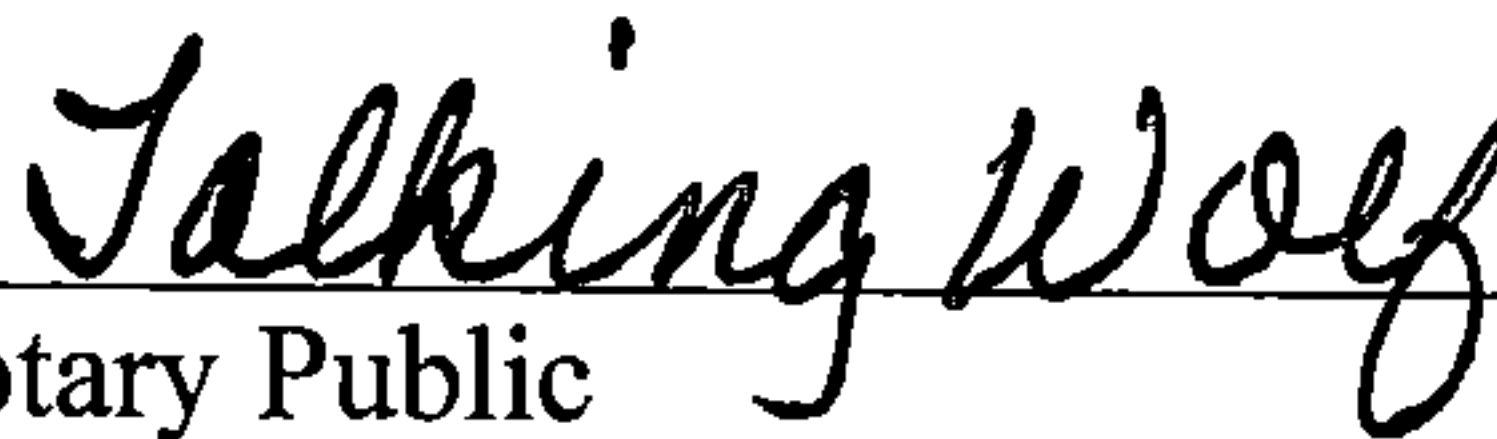
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that C. BURTON DUNN, whose name is signed as Administrator of the Estate of William E. Burns, Deceased, Probate Case PR-2023-000201, who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Administrator, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 27th day of November, 2023.




Notary Public

My commission expires: _____

TALKING WOLF
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires October 27, 2025

This instrument was prepared by C. Burton Dunn of Dunn & Associates based on information furnished by the parties and no examination has been made and no opinion has been given by the company preparing this instrument to the title, or the description of the property involved or the payment status of any real property taxes.

Real Estate Sales Validation Form

20231130000347100 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/30/2023 03:55:20 PM FILED/CERT

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

Grantor's Name Estate of William Edward Burns Grantee's Name Michael Burns
Mailing Address 3605 Chippenham Dr. Mailing Address 575 12th Rd South
Birmingham, AL Apt. 508
35242 Arlington, VA 22202

Property Address 3605 Chippenham Dr. Date of Sale _____
Birmingham, AL Total Purchase Price \$ _____
35242 or
Actual Value \$ _____
or
Assessor's Market Value \$ 472,700

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 pen will
☐ 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 11/30/2023

Unattested

(verified by)

Print Chloe Duren

Sign Chloe Duren

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1