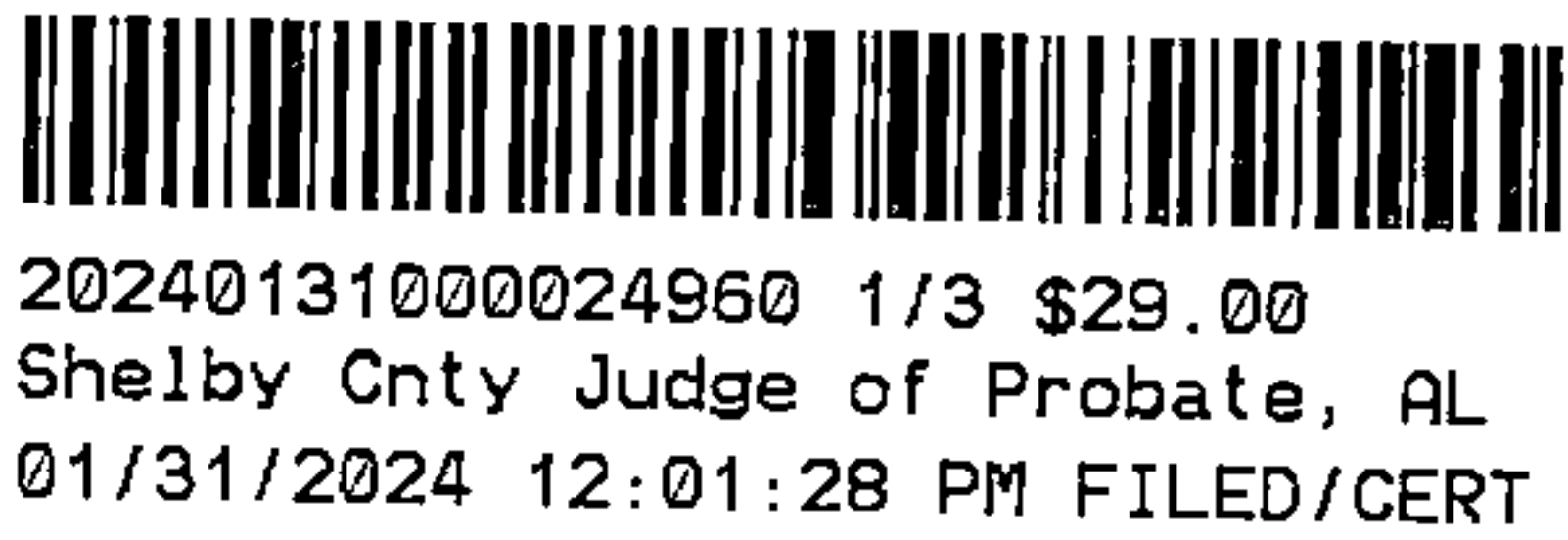


THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
244 Inverness Center Drive
Suite 200
Birmingham, Al 35242

SEND TAX NOTICE TO:
Nina Jane Burke Halbert
Raymond E. Halbert
5260 Cahaba Valley Cove
Birmingham, AL 35242



WARRANTY DEED (Joint Tenants Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and 00/100----- (\$10.00) and other good and valuable consideration to the undersigned Nina Jane Burke Halbert and Raymond E. Halbert, a married couple (herein referred to as Grantors) in hand paid by Nina Jane Burke Halbert and Raymond E. Halbert, a married couple, the Grantees herein, the receipt whereof is acknowledged, I, or we, Nina Jane Burke Halbert and Raymond E. Halbert, a married couple, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto Nina Jane Burke Halbert and Raymond E. Halbert, a married couple, as joint tenants with right of survivorship, (herein referred to as Grantees, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Legal Description is attached hereto as Exhibit "A."

The purpose of this deed is to combine the two (2) adjoining parcels of land that were deeded to the Halberts in Instrument # 1996-00816 recorded on January 9, 1996 and Instrument # 20210818000403250 recorded on August 18, 2021 in the Probate Court of Shelby County, Alabama, to add Raymond E. Halbert as an owner of the 1996 deeded property and to state that the other grantee of the 1996-00816 deed, William E. Burke, died on about June 12, 2009 leaving Nina Jane Burke Halbert as the surviving grantee. The legal description on this deed is the surveyed legal description which combines the two (2) aforesaid parcels, into one (1) parcel per the Survey of Steven J. Clinkscales, PLS AL 37248 dated November 27, 2023.

- Subject to:
1. 2024 Taxes

2. Restrictions and easements of record.

TO HAVE AND TO HOLD Unto the said Nina Jane Burke Halbert and Raymond E. Halbert, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said grantee, the 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 grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I or we have hereunto set my or our hand(s) and seal(s), this 20 day of December, 2023.

(Seal)

Nina Jane Burke Halbert

(Seal)

Raymond E. Halbert

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nina Jane Burke Halbert and Raymond E. Halbert, a married couple, 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 DECEMBER, 2023.



Notary Public: W. L. Longshore, III
My Commission Expires: 04/28/2024

LEGAL DESCRIPTION:

EXHIBIT "A"



20240131000024960 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/31/2024 12:01:28 PM FILED/CERT

(AS SURVEYED)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY ALABAMA, SAID POINT BEING A FOUND 1" REBAR; THENCE RUN N 88°29'23" E ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 702.42 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, SAID POINT BEING A SET 1/2" CAPPED REBAR STAMPED "CA1084LS" ON THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 145 (R.O.W. VARIES); THENCE LEAVING SAID RIGHT OF WAY, CONTINUE ALONG SAID NORTH 1/4 - 1/4 SECTION LINE N 88°20'47" E FOR A DISTANCE OF 622.44 FEET TO A FOUND 5/8" CAPPED REBAR BEING THE NORTHEAST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN S 02°30'06" E FOR A DISTANCE OF 114.48 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "RYS"; THENCE RUN S 01°19'17" E FOR A DISTANCE OF 411.20 FEET TO A SET 5/8" CAPPED REBAR STAMPED "LINE IRON CA1084LS"; THENCE CONTINUE SOUTHERLY 5 FEET MORE OR LESS TO THE 397 FEET ELEVATION CONTOUR ON THE NORTHERN BANK OF LAY LAKE; THENCE CONTINUE ALONG SAID 397 FEET ELEVATION CONTOUR FOR A DISTANCE OF 653 FEET MORE OR LESS, WITH A CLOSURE LINE OF S 64°29'09" W FOR A DISTANCE OF 184.42 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUE ALONG SAID CLOSURE LINE, N 85°57'11" W FOR A DISTANCE OF 427.17 FEET TO A FOUND 1/2" REBAR, SAID REBAR BEING 9 FEET MORE LESS FROM SAID ELEVATION CONTOUR; THENCE RUN N 33°47'18" E FOR A DISTANCE OF 268.90 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "R & G"; THENCE RUN N 40°03'39" W FOR A DISTANCE OF 319.78 FEET TO A FOUND 4"X4" CONCRETE RIGHT OF WAY MONUMENT ON THE EASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 145 (R.O.W. VARIES); THENCE CONTINUE ALONG SAID RIGHT OF WAY N 07°48'56" E FOR A DISTANCE OF 59.00 FEET TO A SET 1/2" CAPPED REBAR STAMPED "CA1084LS"; THENCE CONTINUE N 07°48'56" E FOR A DISTANCE OF 30.38 FEET TO THE **POINT OF BEGINNING**. SAID PARCEL BEING 7.53 ACRES, MORE OR LESS.

Real Estate Sales Validation Form

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

Grantors Names: Nina Jane Burke Halbert
Raymond E. Halbert

Grantees' Name: Nina Jane Burke Halbert
Raymond E. Halbert

Mailing Address: 5260 Cahaba Valley Cove
Birmingham, AL 35242

Mailing address: 5260 Cahaba Valley Cove
Birmingham, AL 35242

Property Address: Alabama Highway 145
Shelby, AL

Date of Sale: _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

Or

Assessor's Market Value \$ 367,890



20240131000024960 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/31/2024 12:01:28 PM 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

X Other To clear title

_____ 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 _____

Print Nina Halbert

_____ Unattested _____

Sign Nina Halbert

Verified by _____

(Grantor/Grantee/Owner/Agent) circle one