

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Three Hundred Thirty-Five Thousand and 00/100 (\$335,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **SHANNON L. BURNETT**, A MARRIED INDIVIDUAL herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **MARK L. BROWN**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 3, ACCORDING TO THE SURVEY OF ETRESS AND BROADHEAD SUBDIVISION, AS RECORDED IN MAP BOOK 33, PAGE 152, PROBATE OFFICE, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA AND RUN N 00°22'30"E FOR 825.04 FEET, THENCE RUN S 56°27'49"W FOR 258.67 FEET, THENCE RUN S37°37'19"E FOR 235.07 FEET, THENCE RUN S56°27'49"W FOR 210.54 FEET, THENCE RUN S38°27'08"E FOR 322.33 FEET, THENCE RUN S44°58'36"W FOR 165.79 FEET TO THE POINT OF BEGINNING. FROM SAID POB RUN 44°48'09"W FRO 359.60 FEET, THENCE RUN S00°16'57"E FOR 119.28 FEET, THENCE RUN S60°05'26"W FOR 215.29 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 47, THENCE ALONG SAID ROAD N29°33'27"W FOR 289.56 FEET, THENCE LEAVING SAID ROAD RUN N61°06'36"E FOR 315.91 FEET, THENCE RUN N49°47'55"E FOR 270.23 FEET, THENCE RUN S 45°37'08"E FOR 138.90 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.07 ACRES MORE OR LESS.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR THEIR SPOUSE.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 1st day of March, 2024.



SHANNON L. BURNETT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that SHANNON L. BURNETT 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 seal this 1st day of March, 2024.

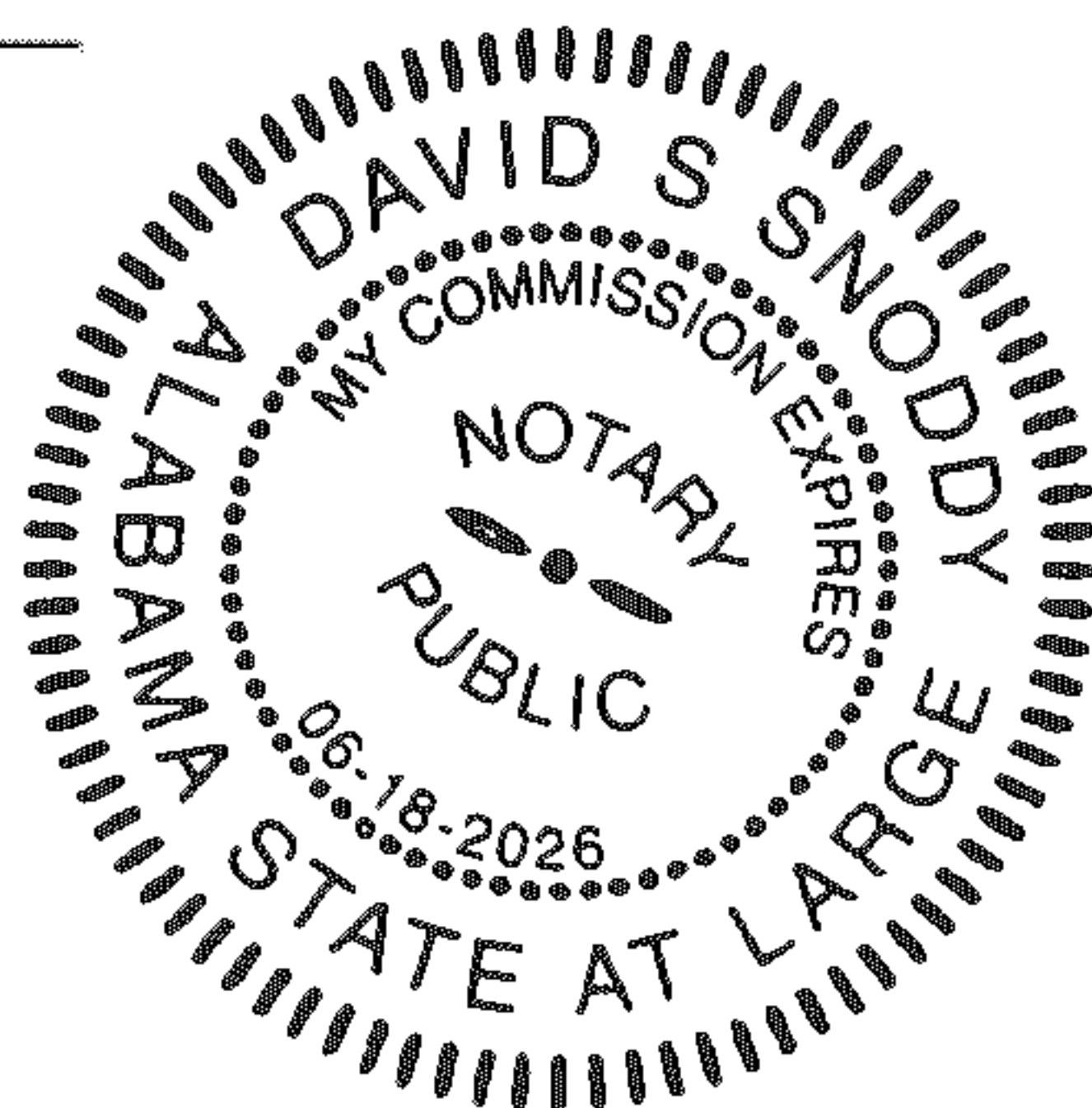
My Commission Exp:


Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

MARK L. BROWN
8285 HIGHWAY 47
SHELBY, AL 35143



Real Estate Sales Validation Form

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

Grantor's Name

SHANNON L. BURNETT

Grantee's Name

MARK L. BROWN

Mailing Address:

112 Sydney Ln
Chelsea AL 35043

Mailing Address:

8285 HIGHWAY 47
SHELBY, AL 35143

Property Address

8285 HIGHWAY 47
SHELBY, AL 35143

Date of Sale

March 1, 2024

Total Purchaser Price \$335,000.00

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 of 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 Sec. 40-22-1 (h).

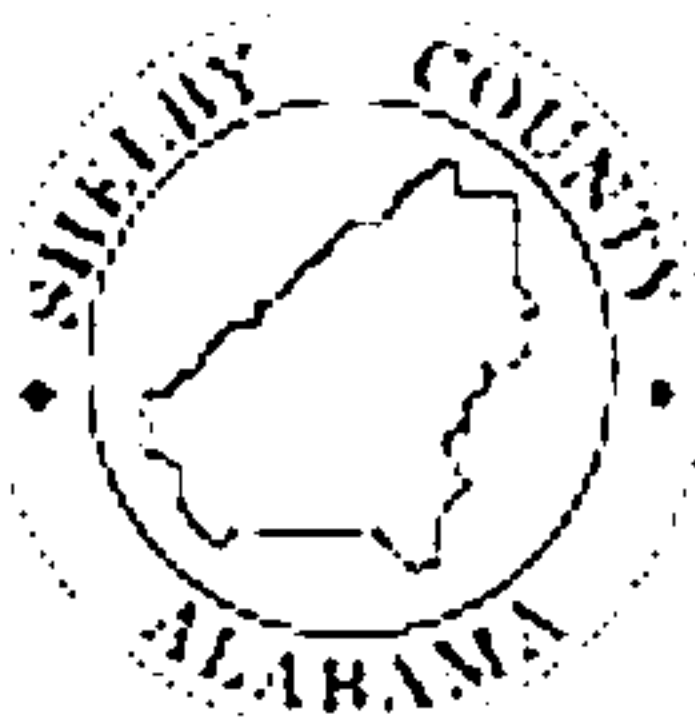
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date

Print Mark Brown

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/07/2024 12:05:18 PM
\$360.00 JOANN
20240307000062670

Allen S. Boyd