



20240308000064610 1/3 \$382.00  
Shelby Cnty Judge of Probate, AL  
03/08/2024 02:18:48 PM FILED/CERT

This document prepared by:  
Amy R. Milling, Attorney  
310 Canyon Park Drive  
Pelham, AL 35124  
(205) 620-1278

Description furnished by Grantor. No  
survey examined and no title examination  
made by this attorney. Source of title:  
Inst #20180809000284530, Shelby County  
Probate Judge, Shelby County,  
Alabama, 08/09/2018.

## QUIT CLAIM DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **J. Daniel Burdick**, herein referred to as Grantor, do hereby grant, bargain, sell, warrant and convey unto the **Burdick Family Revocable Living Trust** dated February 29<sup>th</sup>, 2024, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 1606, according to the Survey of Final Plat Strathaven at Ballantrae, Phase 1, as recorded in Map Book 37, Page 128 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, building and setback lines, restrictions, covenants, and conditions of record. Mining and mineral rights excepted.

Subject to a mortgage of \$187, 000 with Roundpoint Mortgage.

**Jennifer W. Burdick**, one of the orginial grantees is deceased as of May 18, 2023.

**TO HAVE AND TO HOLD** the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantee, its successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons,

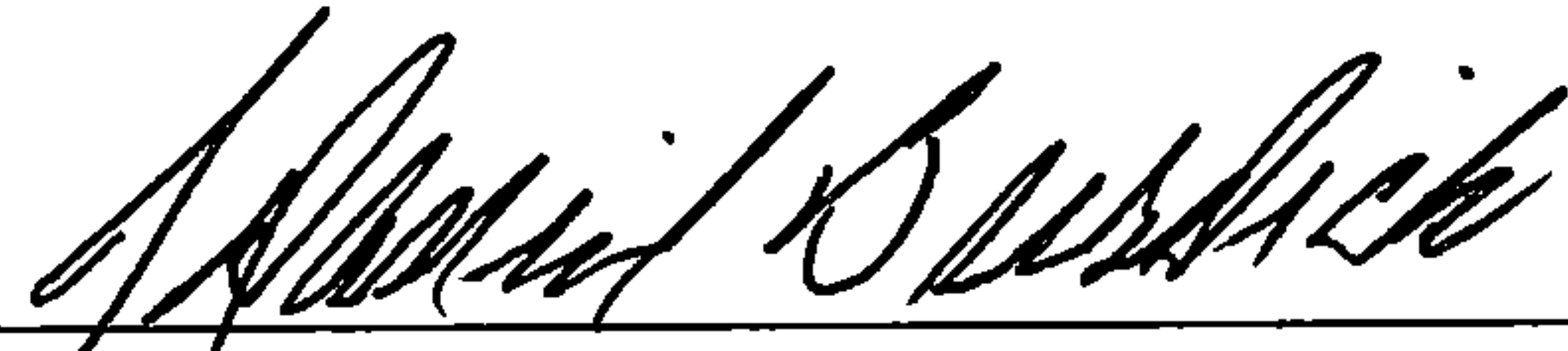
Shelby County, AL 03/08/2024  
State of Alabama  
Deed Tax: \$354.00



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claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 29<sup>th</sup> day of FEBRUARY, 2024.

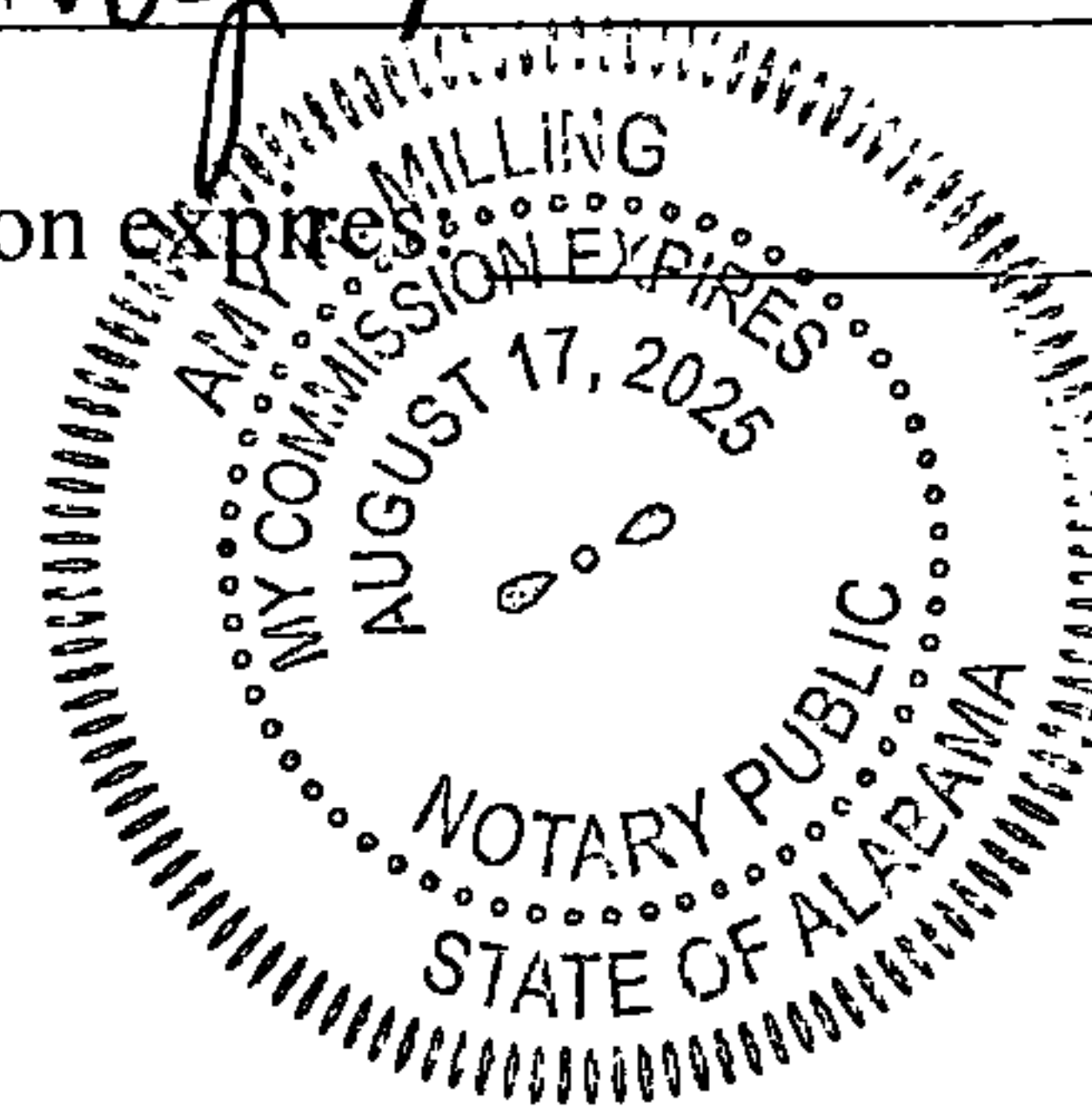
  
\_\_\_\_\_  
J. Daniel Burdick

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **J. Daniel Burdick**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of February, 2024.

  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_



Send tax notice to:  
Burdick Family Revocable Living Trust  
239 Strathaven Lane  
Pelham, AL 35124



# Real Estate Sales Validation Form

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Shelby Cnty Judge of Probate, AL  
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 (h).

Grantor's Name J. Daniel Burdick  
Mailing Address 239 Strathaven Lane  
Pelham, AL 35124

Grantee's Name Burdick Family  
Mailing Address Revocable Living Trust  
239 Strathaven Lane  
Pelham, AL 35124

Property Address 239 Strathaven Lane  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 354,000

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 Tax Assessor  
☐ 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 2/29/2024

Print J DANIEL BURDICK

Sign J Daniel Burdick

Unattested

(verified by)

Print Form

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1