

SEND TAX NOTICE TO:

Burnham Corporation
141 North Lake Drive
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Steve Jager, a married man**, whose address is PO Box 380972, Birmingham, AL 35238 (hereinafter "Grantor", whether one or more), by **Burnham Corporation**, whose address is 141 North Lake Drive, Birmingham, AL 35242 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Burnham Corporation**, an Alabama Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 601, 602, 603, 604, 605, 609, 610, 611, 612, 613, 616, 631, 632, 634, 635, 636, 638, 639 and 640, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 1, as recorded in Map Book 37, Page 58, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

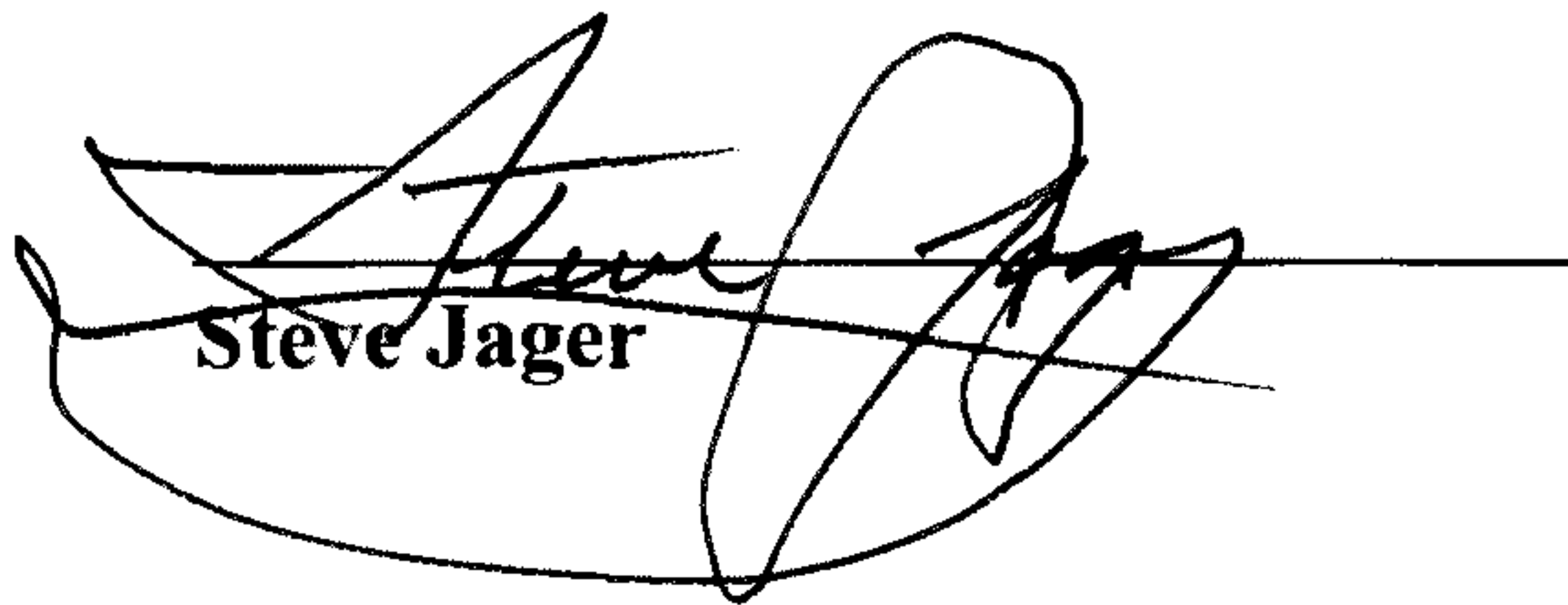
The subject properties conveyed herein do not constitute the homestead of the Grantor, Steve Jager, nor the homestead of his respective spouse.

Steve Jager is one and the same person as Charles Stephen Jager.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, any mineral and mining rights not owned by Grantor, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's successors and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this 12th day of July, 2024.



Steve Jager

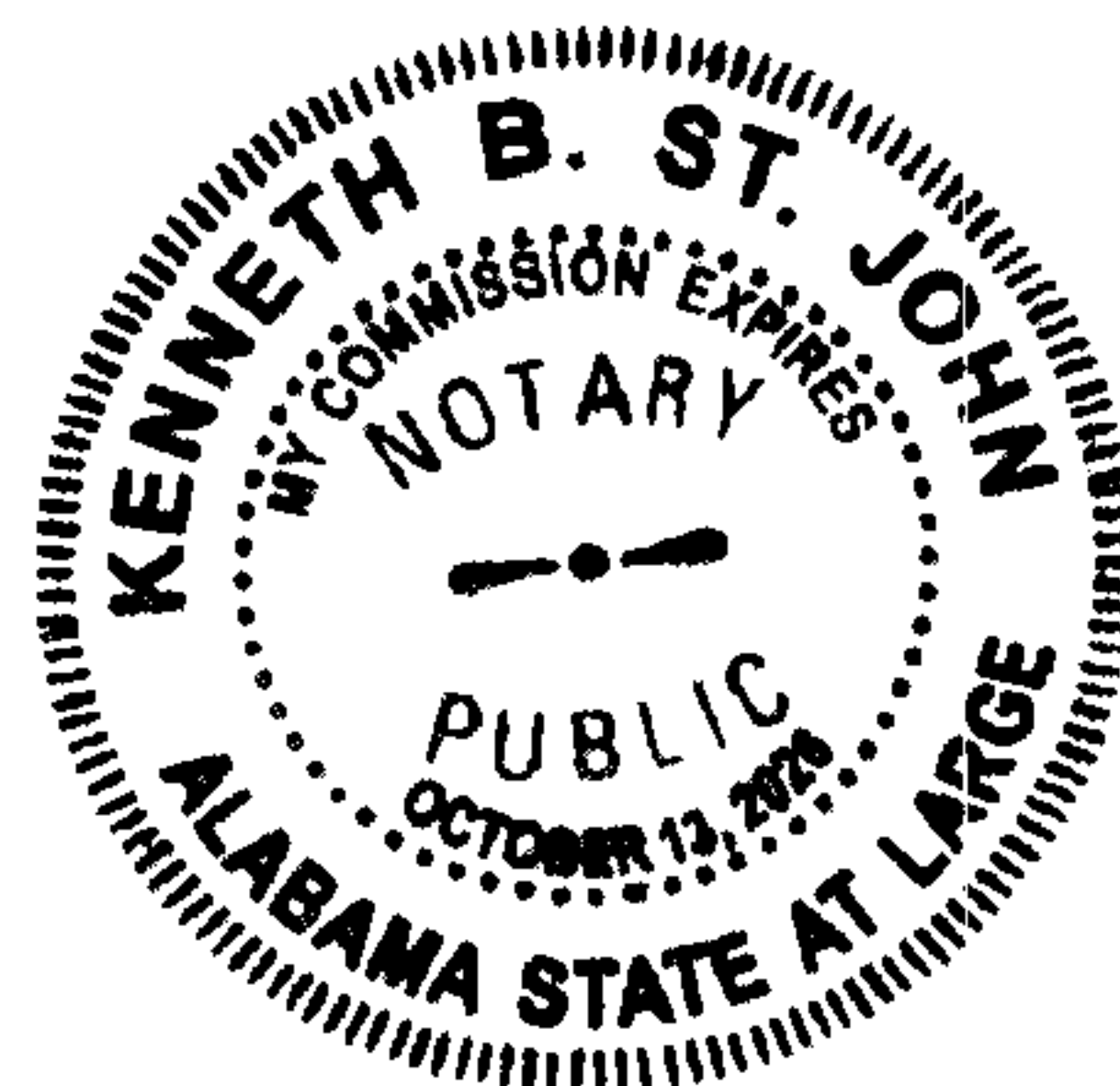
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Steve Jager** 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 12th day of July, 2024.


Notary Public
Print Name: **Kenneth B. St John**
My Commission Expires: **10/13/2026**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Steve Jager</u>	Grantee's Name	<u>Burnham Corporation</u>
Mailing Address	<u>PO Box 380972</u>	Mailing Address	<u>141 North Lake Drive</u>
	<u>Birmingham, AL 35238</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>N/A</u>	Date of Sale	<u>July 12, 2024</u>
	<u>19 Lots in Deer Ridge Lakes,</u>	Total Purchase Price	<u>\$320,000.00</u>
	<u>Sector 6 Ph 1</u>	or	
	<u>See Legal Description</u>	Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 07/12/2024

Print Steve Jager

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/15/2024 10:32:57 AM
 \$348.00 LAURA
 20240715000213810

Allen S. Boyd