

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Charles F. Burchfield and
Nelda Jane Burchfield, Trustees of the
Charles F. Burchfield and Nelda Jane
Burchfield Revocable Trust
500 Ramsgate Drive
Maylene, AL 35114



20240916000287150 1/3 \$449.00
Shelby Cnty Judge of Probate, AL
09/16/2024 10:17:41 AM FILED/CERT

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and NO/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Charles F. Burchfield and Nelda Jane Burchfield, husband and wife** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Charles F. Burchfield and Nelda Jane Burchfield as Trustees of the Charles F. Burchfield and Nelda Jane Burchfield Revocable Trust under Agreement dated September 6, 2024** (hereinafter referred to as GRANTEES), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 19, according to the Final Plat of Cedar Grove at Sterling Gate Sector 2, Phase 14, "The Enclave", as recorded in Map Book 54, Page 86 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the year 2024 and subsequent years not yet due and payable.
2. Building line(s), Easements and Restrictions as shown by recorded map in Map Book 54, Page 86 A and B.
3. Right of way granted to Shelby County recorded in Volume 76, Page 324, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company recorded in Volume 280, Page 336 and Volume 280, Page 340, in the Probate Office of Shelby, Alabama.
5. Right of way granted to City of Alabaster, recorded in Instrument No. 2014-3151, in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of record in Instrument No. 2021-40348, in the Probate Office of Shelby County, Alabama.
7. Assignment of Developers Rights recorded in Instrument No. 20190927000353430, in the Probate Office of Shelby County.
8. Resolution for Roads and Maintenance as recorded in Inst. No. 2021-42983.

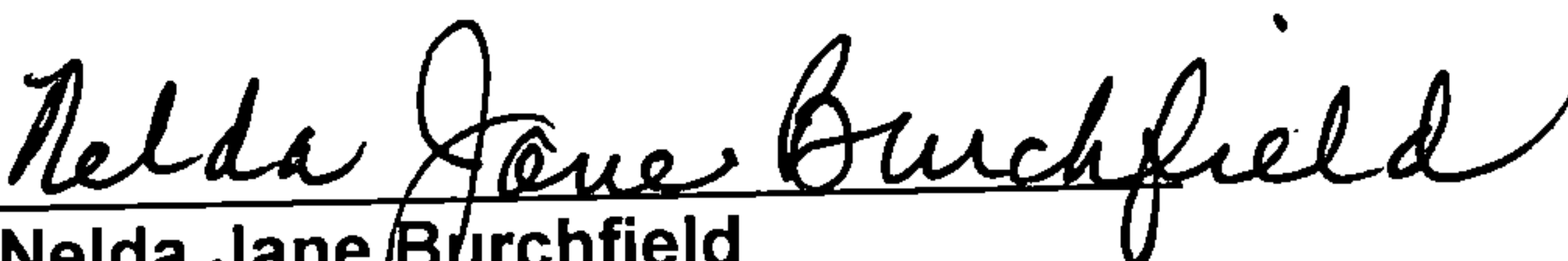
Shelby County, AL 09/16/2024
State of Alabama
Deed Tax: \$420.00

TO HAVE AND TO HOLD, the property above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their successors and assigns, forever.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 6th day of September, 2024.


Charles F. Burchfield


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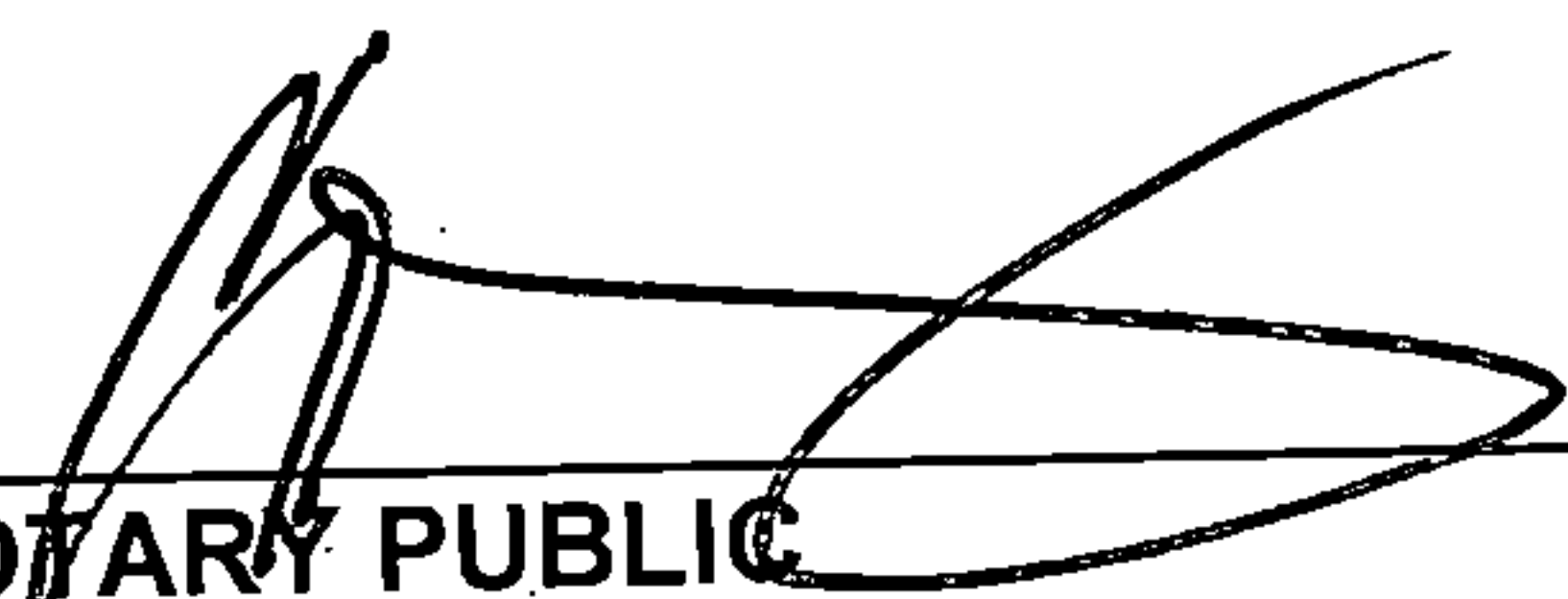

Nelda Jane Burchfield

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles F. Burchfield and Nelda Jane Burchfield, husband and wife, whose names are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, signed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of September, 2024.


NOTARY PUBLIC
My Commission Expires: 06/02/2027



Real Estate Sales Validation Form

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

Grantor's Name Charles F. Burchfield and
Nelda Jane Burchfield

Grantee's Name

Charles F. Burchfield and
Nelda Jane Burchfield, Trustees of
the Charles F. Burchfield and Nelda
Jane Burchfield Revocable Trust
under Agreement dated September 6,
2024

Mailing Address 500 Ramsgate Drive
Maylene, AL 35114

Mailing Address

500 Ramsgate Drive
Maylene, AL 35114

Property Address 500 Ramsgate Drive
Maylene, AL 35114

Date of Sale September 6, 2024

Total Purchase Price \$

or

Actual Value \$ 419,900.00

or

Assessor's Market Value \$



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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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other
☒ Deed recorded in Inst. #20240219000042330

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 Charles F. Burchfield and Nelda Jane Burchfield

Unattested

(verified by)

Sign

Nelda Jane Burchfield
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1