

This instrument prepared by:
WAYNE M. JONES, ATTORNEY
59 Choctaw Lane
Indian Springs, Alabama 35124

Send Tax Notice To:
Janet Burg
1215 Berwick Road
Birmingham, Alabama 35242

WARRANTY DEED (Attorney makes no representation as to title)



20250425000123400 1/2 \$165.00
Shelby Cnty Judge of Probate, AL
04/25/2025 01:01:34 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned Grantor, Janet Burg, in hand paid by the Grantee herein, Merrilee Burg Coby, the receipt and sufficiency whereof is acknowledged, I, Janet Burg, a single woman, (herein referred to as Grantor) do grant, bargain, sell and convey unto Merrilee Burg Coby (herein referred to as Grantee), subject to a reservation of a life estate in the Grantor herein, Janet Burg, the following described real estate in Shelby County, Alabama, to-wit:

LOT 123, ACCORDING TO THE SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to the following:

All easements, rights and restrictions, releases, covenants, conditions, building setback lines, or otherwise as shown in the deed recorded in instrument 20110916000274290 and/or as recorded in the office of the Judge of Probate of Shelby County, Alabama.

Grantor who is the sole surviving owner, received title as joint owner with right of survivorship with Martin W. Burg who died on February 16, 2019 in Shelby County, Alabama and Raymond E. Bowren who died on March 23, 2015 in Shelby County, Alabama, through instrument 20110916000274290 as recorded in the office of the Judge of Probate of Shelby County, Alabama

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever subject to the reservation of the life estate of JANET BURG, Grantor. And I do, for Myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, we have hereunto set our hands and seals, this 5th day of February, 2025.

Shelby County, AL 04/25/2025
State of Alabama
Deed Tax: \$140.00

Janet Burg

Janet Burg



20250425000123400 2/2 \$165.00
Shelby Cnty Judge of Probate, AL
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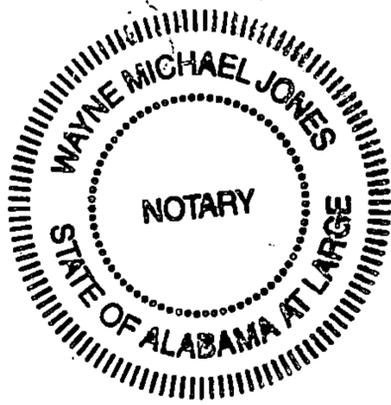
STATE OF ALABAMA
SHELBY COUNTY

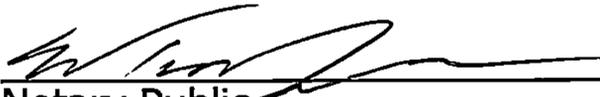
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GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that , Janet Burg, 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 she executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this 5th day of February, A.D., 2025.





Notary Public
Term Expires: 5-12-2028

Pursuant to the provisions of CODE OF ALABAMA, the following information is submitted in lieu of form RT-1.

Grantors Name and Mailing Address

Grantee's Name and Mailing Address

Janet Burg
1215 Berwick Road
Birmingham, Alabama 25242

Janet Burg
1215 Berwick Road
Birmingham, Alabama 25242

Property Address: 1215 Berwick Road
Birmingham, Alabama 25242

Purchase Price: \$ 10.00

The value of the property per 2024 Shelby County Tax Assessment is \$ 279,400.00 1/2 139,700
Parcel ID: 03 9 32 0 003 123.000

The Purchase Price can be verified by the Closing Statement.


_____, Grantor