

Send Tax Notice to:
John Robert Burt, Jr. and Ginger Burt
130 Big Oak Dr.
Alabaster, AL 35114

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-3030**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **James C. Middlebrooks and Mary Beth Middlebrooks, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

130 Big Oak Dr., Alabaster, AL 35114

by **John Robert Burt, Jr. and Ginger Burt (herein referred to as "Grantee," whether one or more)**, whose mailing address is

130 Big Oak Dr., Alabaster, AL 35114

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **130 Big Oak Dr., Alabaster, AL 35114**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

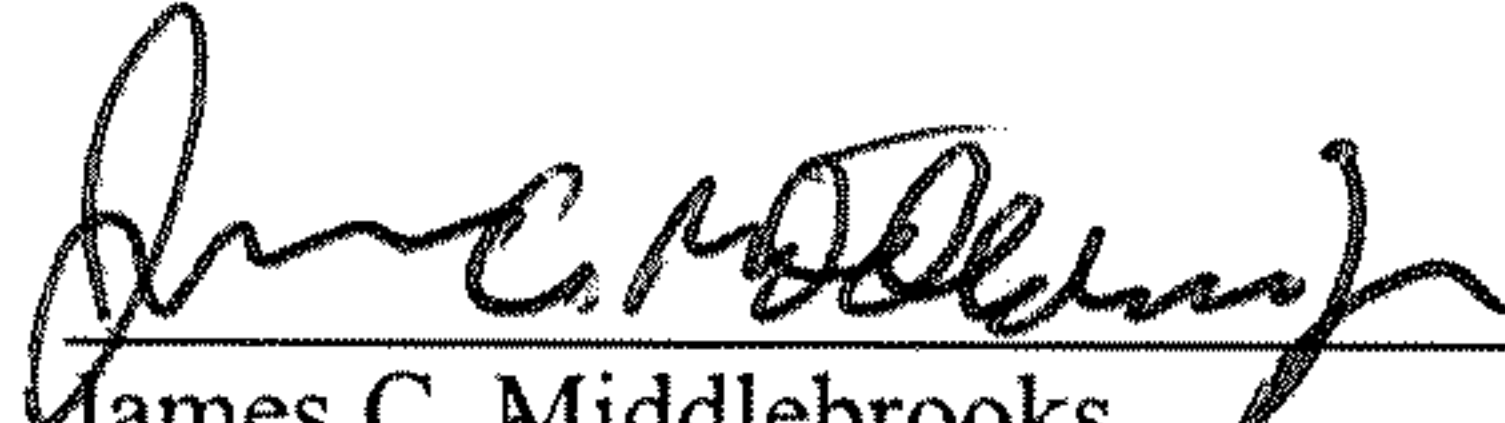
MINING AND MINERAL RIGHTS EXCEPTED.

\$165,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 4 day of June, 2025

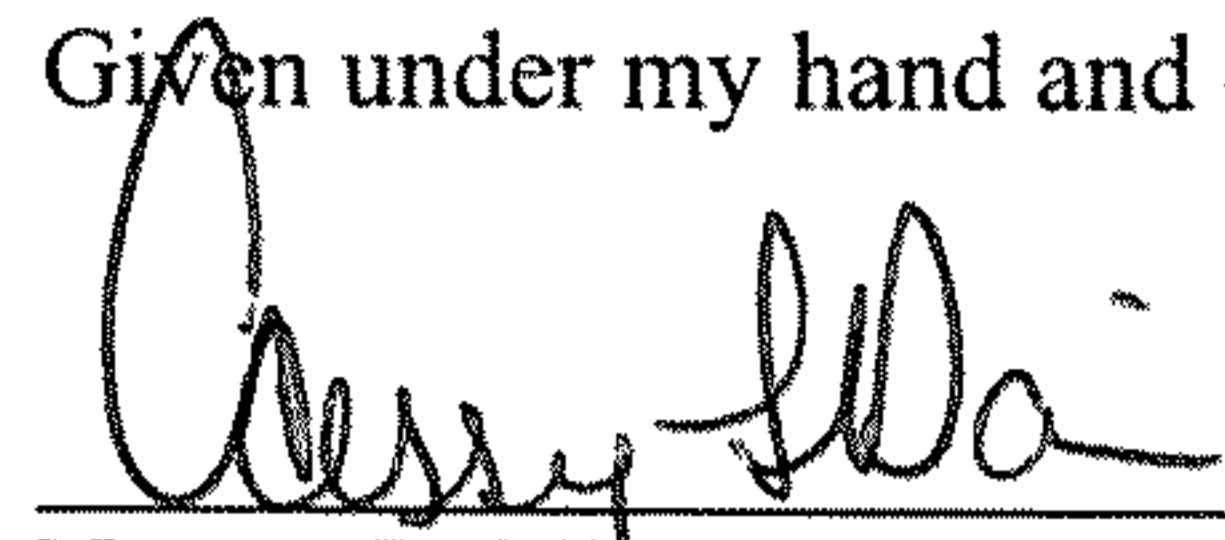

James C. Middlebrooks


Mary Beth Middlebrooks

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that James C. Middlebrooks and Mary Beth Middlebrooks whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of June, 2025.


Notary Public

My Commission Expires: 05/02/2026

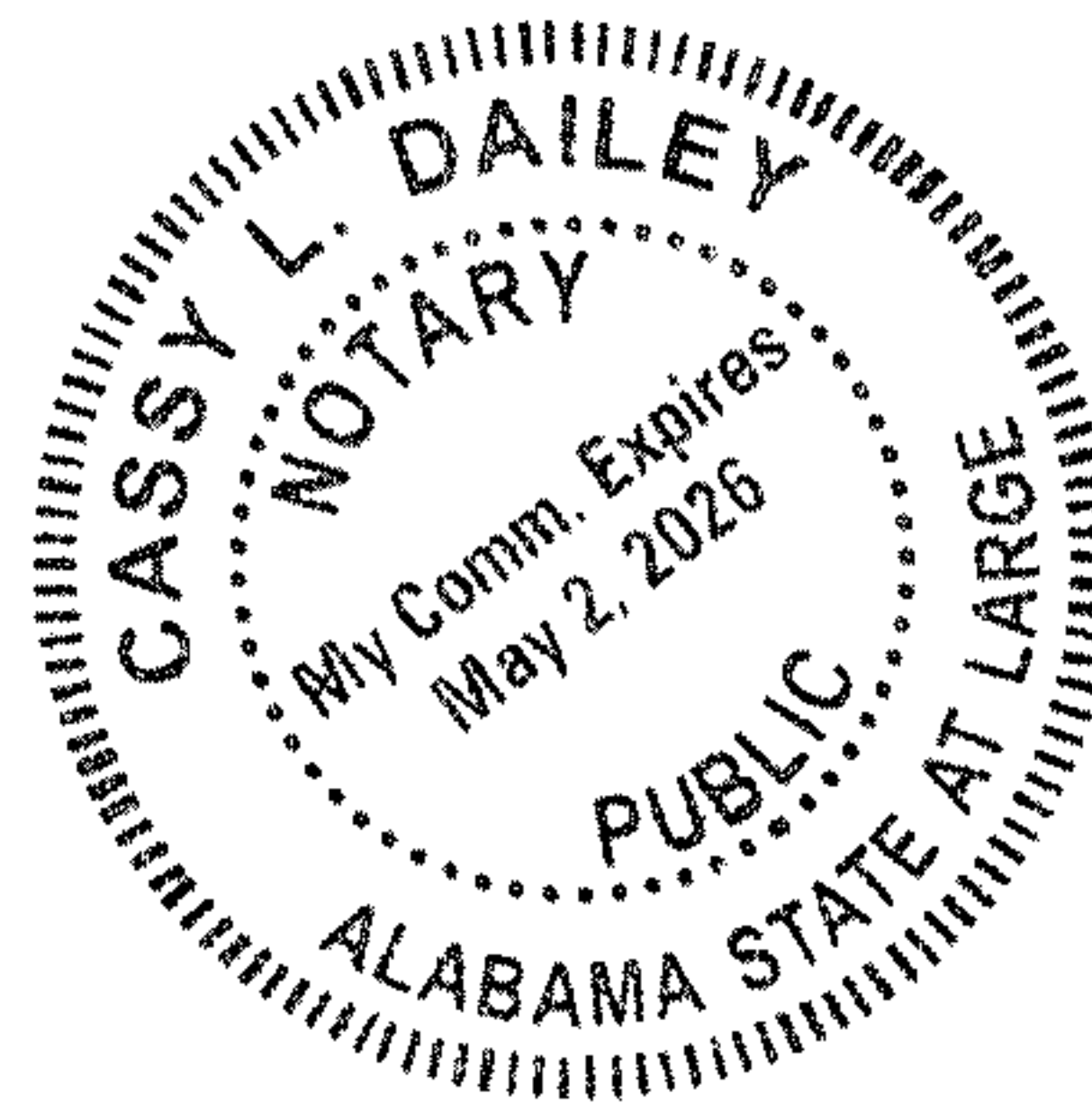


EXHIBIT A

Property 1:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 16, and go South 89 deg. 33 min. 32 sec West along the North boundary of said 1/4 1/4 Section 698.11 feet to the point of beginning; thence continue South 89 deg. 33 min. 32 sec. West for 217.00 feet; thence South 8 deg. 49 min. 00 sec. West for 648.61 feet to the North boundary of Big Oak Drive; thence North 88 deg. 51 min. 40 sec. East along said North boundary 195.00 feet; thence North 10 deg. 46 min. 00 sec. East for 650.18 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2025 11:04:42 AM
\$178.00 BRITTANI
20250605000172750

Allen S. Bayl