



20250730000231000 1/4 \$151.00
Shelby Cnty Judge of Probate, AL
07/30/2025 08:47:34 AM FILED/CERT

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Laurie A. Walden
(Address) 261 Nine Oaks Dr.
Shelby, AL 35143

PERSONAL REPRESENTATIVE'S JOINT SURVIVORSHIP WARRANTY DEED

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

That in consideration of One Hundred Twenty Thousand and No/100s (\$120,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, Laurie A. Walden, as Personal Representative of the Estate of Edward R. Burbank, deceased, Shelby County, Alabama Probate Court Case No. PR-2024-000590 (herein referred to as grantor) does grant, bargain, sell and convey unto

Laurie A. Walden and husband, Joseph E. Walden

(herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Subject to easements, restrictions and rights of way, reservations, limitations, covenants and conditions of record.
Subject to applicable zoning and sub-division regulations.
Subject to mineral and mining rights, if any.

This Deed prepared without benefit of title abstract or examination at grantor's and grantee's request.

TO HAVE AND TO HOLD, To the said **GRANTEES**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together, with every contingent remainder and right of reversion.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, hers or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 28 day of July, 2025.

WITNESS

Laurie A. Walden

(Seal)

Laurie A. Walden, as Personal
Representative of the Estate of Edward R. Burbank,
Shelby County, Alabama, Probate Court
Case No. PR-2024-000590

(Seal)

Shelby County, AL 07/30/2025
State of Alabama
Deed Tax: \$120.00

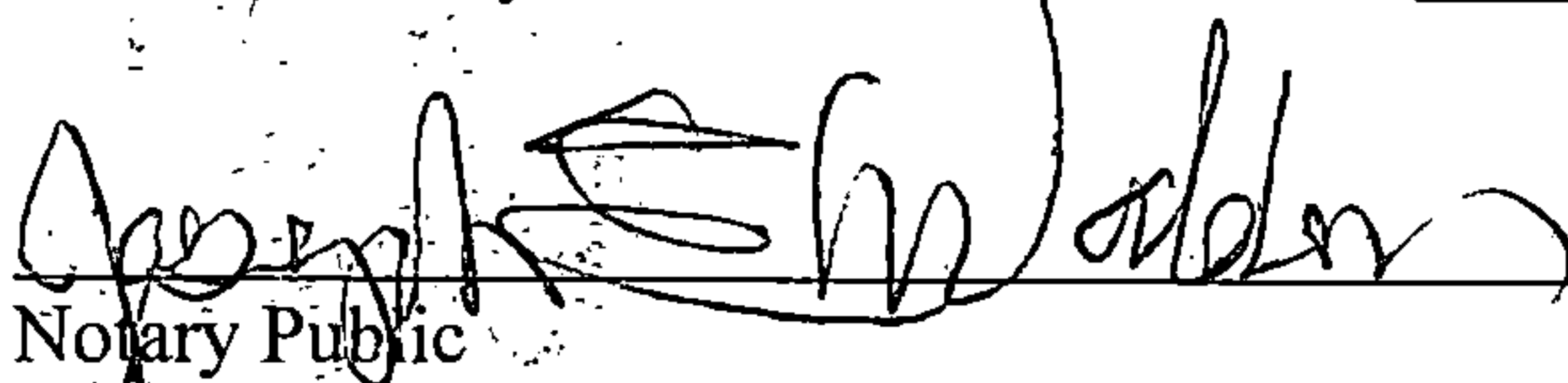
STATE OF ALABAMA
SHELBY COUNTY



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I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Laurie A. Walden, as Personal Representative of the Estate of Edward R. Burbank, deceased, Shelby County, Alabama, Probate Case No. PR-2024-000590, 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 and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 28th day of July, 2025.


Notary Public

JOSEPH E. WALDEN
Notary Public, Alabama State at Large
My Commission Expires July 8, 2026

Exhibit "A"



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Begin at the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, T-21-S, R-1-E; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 301.69 feet; thence turn an angle of 74 deg. 56 min. to the left and run a distance of 181.10 feet; thence turn an angle of 85 deg. 53 min. 24 sec. to the left and run a distance of 404.52 feet ^{more or less} to the West R/W line of Shelby County Hwy. No. 61; thence turn an angle of 92 deg. 21 min. 36 sec. to the left and run along said Hwy. R/W line a distance of 88.00 feet; thence turn an angle of 1 deg. 45 min. to the left and run along said Hwy. R/W line a distance of 231.30 feet to the North line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 28; thence turn an angle of 105 deg. 04 min. to the left and run West along said $\frac{1}{4}$ - $\frac{1}{4}$ Section line a distance of 118.31 feet to the point of beginning. Situated in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 28, T-21-S, R-1-E, Shelby County, Alabama.

There is EXCEPTED herefrom the North 20 feet.

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama

Grantor's Name Lawrence H. Walden
Mailing Address 2061 North Oak Dr
Shelby, AL 35242

Grantee's Name Shelby County Judge of Probate
Mailing Address 2061 North Oak Dr
Shelby, AL 35242

Property Address 4025 Hwy 67
Calhoun County, AL
35035

Date of Sale 7/28/2025
Total Purchase Price \$ 120,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 7/28/2025

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 7/30/25

Unattested

(verified by)

Print Joseph H. Walden
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one