

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Brian Burnett
132 Bridge Dr
Birmingham, AL 35242

WARRANTY DEED

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

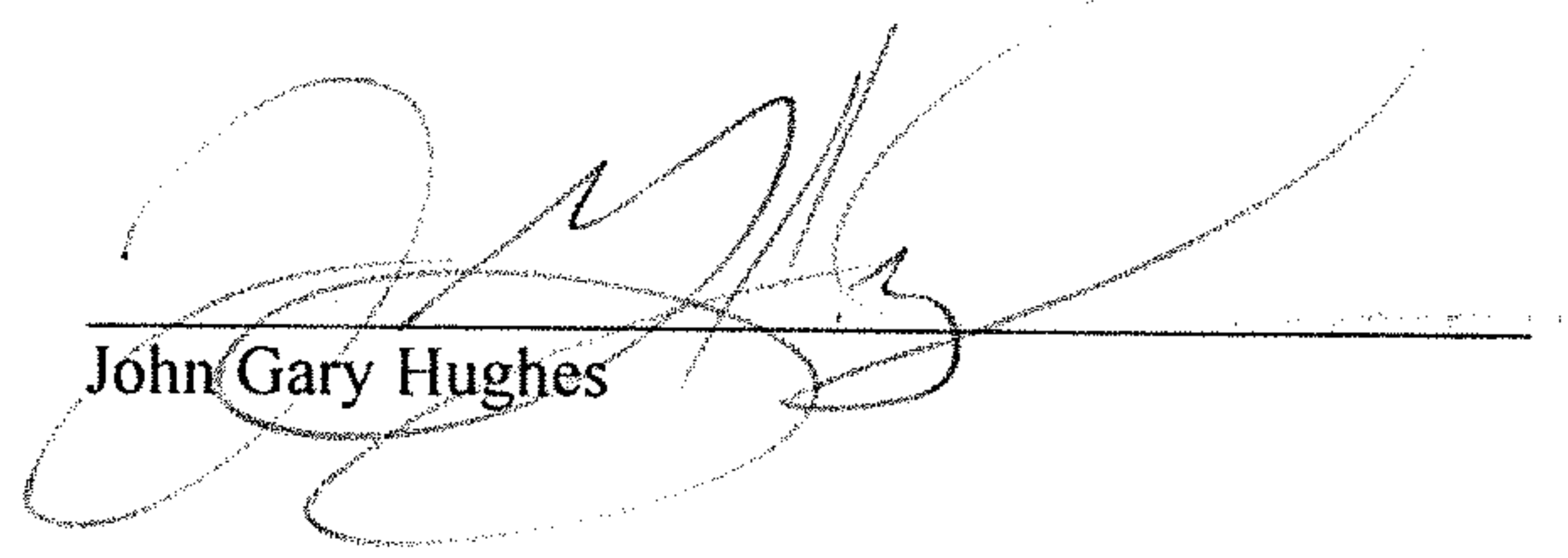
That in consideration of TWO HUNDRED SIXTY THOUSAND and 00/100 Dollars (\$260,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, JOHN GARY HUGHES and MELANIE C. HUGHES, husband and wife, (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto BRIAN BURNETT and KATRINA S. BURNETT, (herein referred to as GRANTEE), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-12 according to the plat of The View at Indian Crest Phase 2, as recorded at Map Book 57 Page 76 A&B, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.
And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their executors, heirs and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We hereunto set my/our hand and seal on this the 4th day of September, 2025.

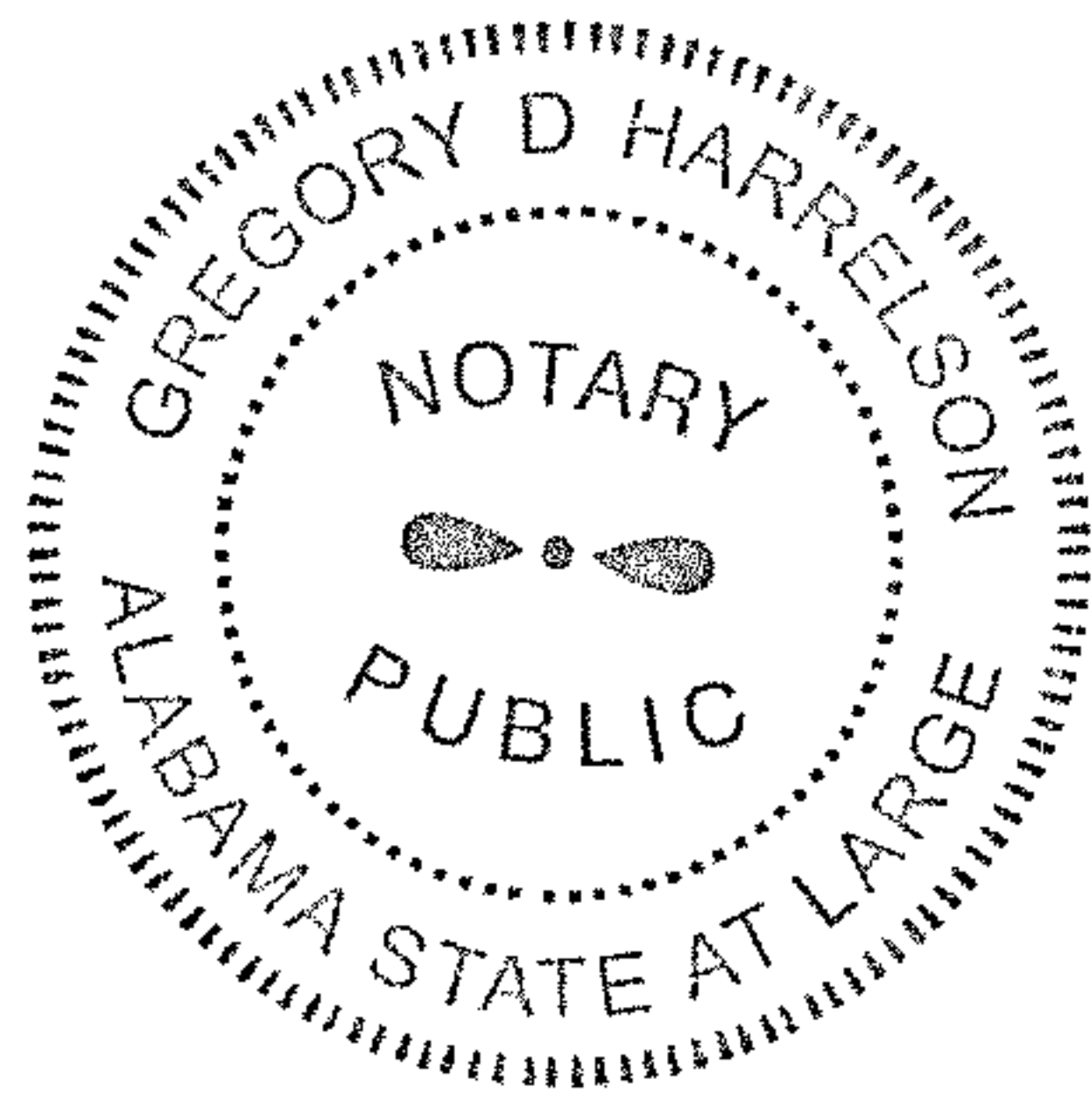


John Gary Hughes

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Gary Hughes, 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 the 4th day of September, 2025.





NOTARY PUBLIC

My Commission Expires: 8/21/27

IN WITNESS WHEREOF, I/We hereunto set my/our hand and seal on this the 4th day of September, 2025.

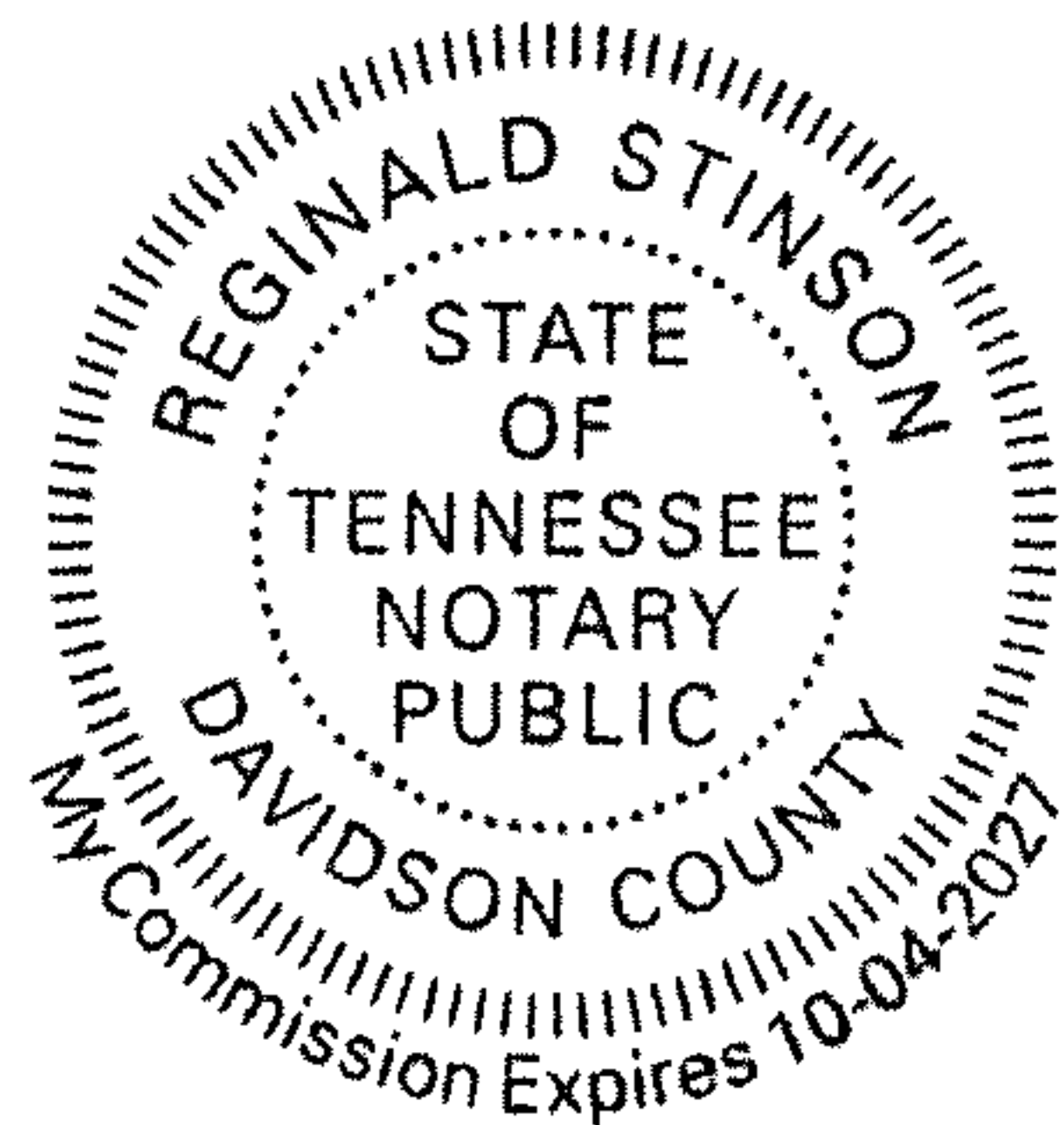


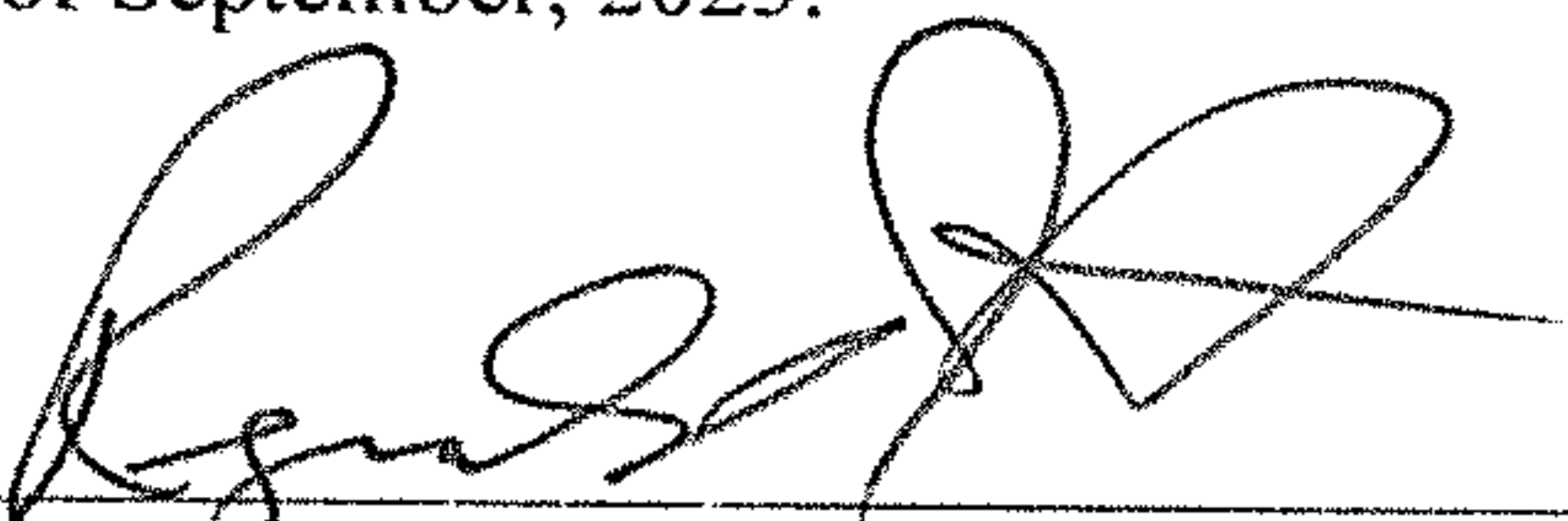
Melanie C. Hughes

STATE OF TN
COUNTY OF Davidson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Melanie C. Hughes, 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 the 4th day of September, 2025.





NOTARY PUBLIC
My Commission Expires: 10/4/27

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

Grantor's Name John Gary Hughes
 Mailing Address Melanie C. Hughes
6005 Club Place
Birmingham, AL 35242

Grantee's Name Brian Burnett
 Mailing Address 132 Bridge Dr
Birmingham, AL 35242

Property Address 3328 Indian Crest Drive
Pelham, AL 35124

Date of Sale 09/04/2025Total Purchase Price \$ 260,000

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/05/2025 03:59:19 PM
 \$291.00 CHARITY
 20250905000273290

or
 Actual Value \$

or

Allen S. Boyd 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☐ Appraisal☒ Sales Contract☐ Other☒ 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 _____

Print

JOHN GARY HUGHES

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**