



20250910000274760 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
09/10/2025 08:25:00 AM FILED/CERT

PREPARED WITHOUT BENEFIT OF SURVEY
TITLE NOT EXAMINED
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by
Joel C. Watson, Attorney at Law
1240 1st Street N. Suite 102
Alabaster, Alabama 35007

EXECUTORS QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of TEN DOLLAR AND NO\100 to the undersigned grantor or grantors in
hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

LARRY L. BURCH, WAYNE A. BURCH, AND LESLIE S. BURCH, EXECUTORS (herein
referred to as grantor\grantors) releases, quitclaims, grants, sells, and conveys to

LARRY L. BURCH

(herein referred to as Grantee\Grantees) the following described real estate, in Shelby County,
Alabama to wit:

LOT 47, ACCORDING TO THE SURVEY OF MEADOW BROOK, SECOND SECTOR,
FIRST PHASE, AS RECORDED IN MAP BOOK 7, PAGE 65 IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA

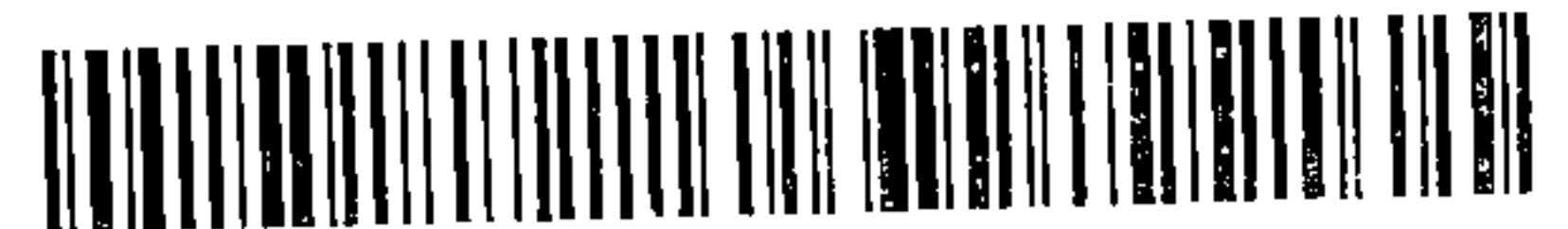
TO HAVE AND TO HOLD, to the said GRANTEE\GRANTEES FOREVER.
THIS DEED IS MADE PURSUANT TO THE WILL OF LOTTIE JUNE BURCH
SHELBY COUNTY, ALABAMA PROBATE COURT CASE NO. PR-2020-000416

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this

3rd day of September, 2025.

WITNESS:

Grantors-LARRY L. BURCH, WAYNE A. BURCH
LESLIE S. BURCH
EXECUTORS OF THE ESTATE
OF LOTTIE JUNE BURCH
SHELBY COUNTY, ALABAMA
PROBATE COURT
CASE NO. PR-2020-000416



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STATE OF ALABAMA)
SHELBY COUNTY)

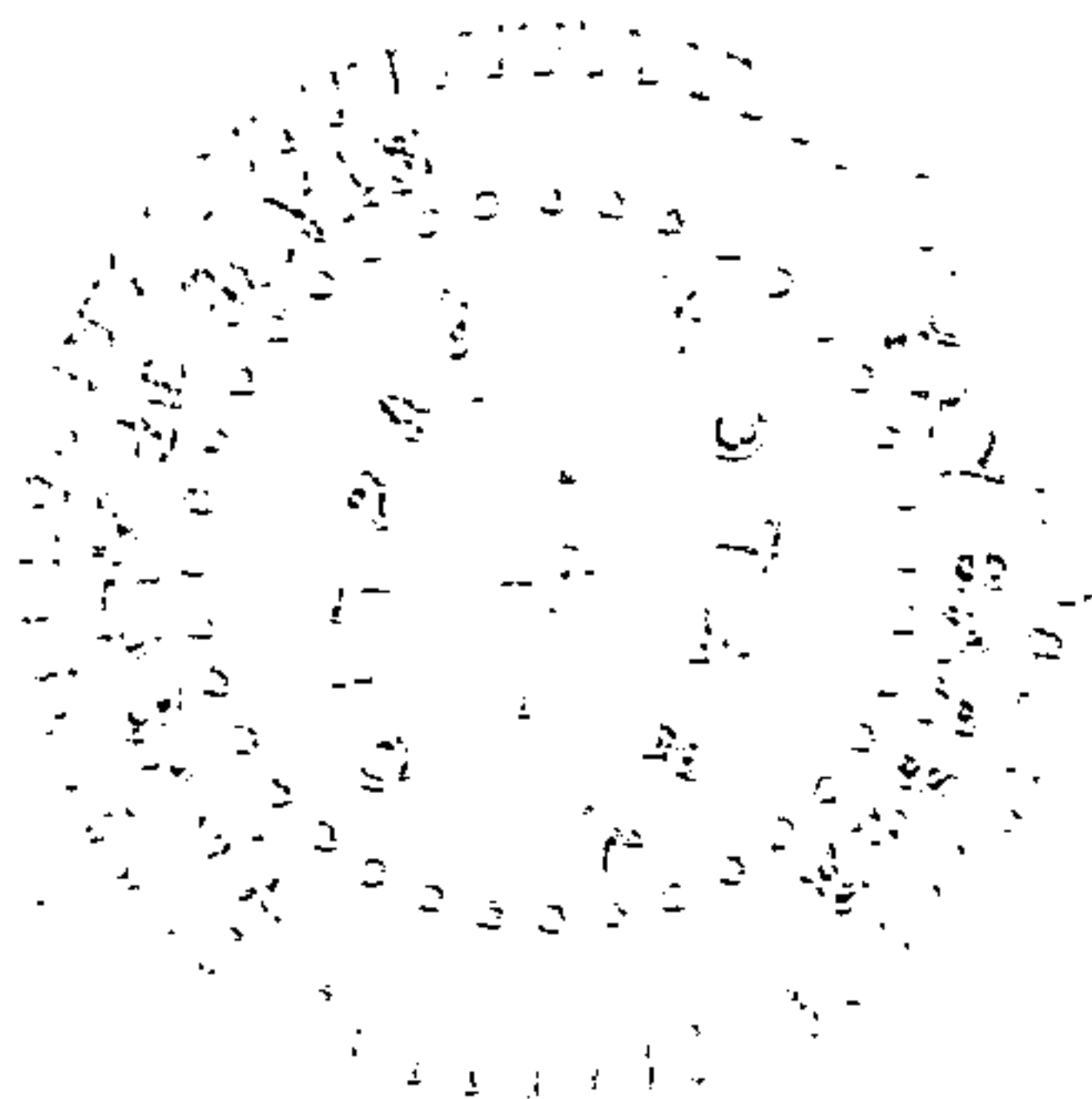
GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LARRY L. BURCH, WAYNE A. BURCH AND LESLIE S. BURCH, as Executors of the above styled estate whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily and with full authority as Executors as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 3rd day of September A.D. 2025.


NOTARY PUBLIC

My Commission Expires: 11/28/27



Real Estate Sales Validation Form

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

Grantor's Name ESTATE of LOTTIE BURCH
Mailing Address 4997 MADISON BROOKWAY
B'HAM, AL 35242

Grantee's Name LARRY BURCH
Mailing Address 4997 MADISON BROOKWAY
B'HAM, AL 35242

Property Address SAME AS ABOVE

Date of Sale _____
Total Purchase Price \$ 438,180

or
Actual Value \$ _____

or
Assessor's Market Value \$ 438,180

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

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, i

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 9/10/25

Print JOEL C WATSON ESTATE ATTORNEY

Unattested

(verified by)

Sign Joel C Watson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1