

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Erika Burns
992 Stony Hollow Circle
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Sixty Thousand and No/100 Dollars, (\$460,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Arlance Jenkins and Brittaney Jenkins, husband and wife** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Erika Burns** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

Lot 208, according to the Final Plat of The Cove at Helena, as recorded in
Map Book 51, Page 97, in the Probate Office of Shelby County, Alabama.

Subject To:

- (1) Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
- (2) Existing covenants and restrictions, easements, building lines and limitations of record.

\$368,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 1st day of July, 2025.

[Signature]
Witness

[Signature]
Witness

[Signature]
Arlance Jenkins

[Signature]
Brittaney Jenkins

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Arlance Jenkins, a married man, 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of July, 2025.

[Signature] Lori A. Vavra

NOTARY PUBLIC

My Commission Expires: 01/31/2029



LORI A. VAVRA
Notary Public - Arizona
Maricopa Co. / #678392
Expires 01/31/2029 (must affix seal)

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brittaney Jenkins, a married woman, 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of July, 2025.

[Signature] Lori A. Vavra

NOTARY PUBLIC

My Commission Expires: 01/31/2029

(must affix seal)



LORI A. VAVRA
Notary Public - Arizona
Maricopa Co. / #678392
Expires 01/31/2029

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

Grantor's Name	Arlance Jenkins and Brittaney Jenkins	Grantee's Name	Erika Burns
Mailing Address	800 Hingham Street, Suite 101n Rockland, MA 02370	Mailing Address	992 Stony Hollow Circle Helena, AL 35080
Property Address	992 Stony Hollow Circle AL 35080	Date of Sale	September 29, 2025

Total Purchase Price \$ 460,000.00

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

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 7/11/2025Print Arlance Jenkins and Brittaney Jenkins

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



1/2574676.1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2025 03:35:41 PM
\$120.00 KELSEY
20251002000304790

Form RT-1

Alli S. Bezel