

This instrument prepared without  
examination of title by:

Nancy Williams Ball  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, AL 35203-2119

Send tax notice to:  
Frances Burch and Karen Lee Burch  
41 Saxon Lane  
Calera, AL 35040

# STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
: )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to **FRANCES BURCH**, an unmarried woman (hereinafter referred to as the "Grantor"), by **FRANCES BURCH** and **KAREN LEE BURCH**, mother and daughter (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, all of Grantor's interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32 according to the Survey of Amended Map of Ivanhoe as recorded in Map Book 6, Page 70, Shelby County, Alabama Records.

Subject to the following:

1. All taxes for 2025 and subsequent years not yet due and payable.
2. All mineral and mining rights not owned by the Grantor.
3. Existing easements, restrictions, conditions and limitations of record which are applicable to the real property herein described.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants with right of survivorship, their heirs, executors, administrators and assigns in fee simple, forever.

Grantor shall warrant and forever defend the right, title and interest to the herein

transferred property unto Grantees against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise, subject to the exceptions listed above.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this 7th day of November, 2025.

Frances Burch  
FRANCES BURCH

STATE OF ALABAMA )  
:  
COUNTY OF SHELBY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that **FRANCES BURCH**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily, on this date.

Given under my hand and official seal this 7th day of November, 2025.

My WQ Kef  
Notary Public  
My Commission Expires: August 31, 2027

REAL ESTATE VALIDATION FORM			
The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor above:			
<b>Grantor Name:</b>	Frances Burch	<b>Grantees Names:</b>	Frances Burch and Karen Lee Burch
<b>Grantor Address:</b>	41 Saxon Lane Calera, AL 35040	<b>Grantees Address:</b>	41 Saxon Lane Calera, AL 35040
<b>Property Address:</b>	41 Saxon Lane Calera, AL 35040	<b>Date of Transfer:</b>	November 3, 2025
<b>Parcel ID</b>	28 3 05 0 001 032.000	<b>Value:</b>	\$103,550 (1/2 of Shelby County Property Tax Appraised Value)

