

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:)	Send tax notice to:
R. David Allen)	
Carney Law, LLC)	John R. Burt III, Co-Trustee
PO Box 43647)	2791 Hadrian Drive
Birmingham, Alabama 35243)	Snellville, Georgia 30078
(205) 802-0696)	
)	
)	
STATE OF ALABAMA)	
SHELBY COUNTY)	

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WARRANTY DEED

This is a Warranty Deed executed by John R. Burt III, as Personal Representative of the Estate of Ann G. Burt, Deceased, Shelby County Probate Court Case No. PR-2025-002528 (hereinafter referred to as “Grantor”) to John R. Burt III and Daniel Geise Burt, as co-Trustees of the Ann G. Burt Trust under the Last Will and Testament of Ann G. Burt, dated October 1, 1997 (hereinafter referred to as “Grantee”).

WHEREAS, Ann G. Burt (the “Decedent”) died testate on or about January 6, 2025, and her Last Will and Testament (the “Will”) was admitted to the Probate Court of Shelby County, Alabama, Case No. PR-2025-002528, and John R. Burt III was appointed as Personal Representative;

WHEREAS, the Decedent died the owner of the real property described herein, which is hereby conveyed to the Grantee by the Personal Representative in accordance with Item IV of the Will; and

WHEREAS, Grantor desires through this conveyance to transfer the real property described herein into the name of the Grantee.

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby

acknowledged, the Grantor does hereby grant, bargain, sell, and convey said property to Grantee all of their right, title, and interest in the following land and property, together with all improvements located thereon (hereinafter the "Property,") such Property lying in the County of Shelby, Alabama, to-wit:

Lot 10, according to the Survey of Eagle Point, First Sector, Phase I, as recorded in Map Book 14 page 114 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to: Current year taxes, all easements, restrictions, and rights of way of record.

To have and to hold unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and the Grantor's heirs, executors and administrators covenant with the said Grantee, and Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's 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 persons.

The parties intend by the execution of this conveyance to vest title in and to the real property described herein in Grantee, John R. Burt III and Daniel Geise Burt, as co-Trustees of the Trust under the Last Will and Testament of Ann G. Burt, dated October 1, 1997.

The Grantors acknowledge that the subject property does not constitute the homestead of Grantor.

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 28th day of November, 2025.

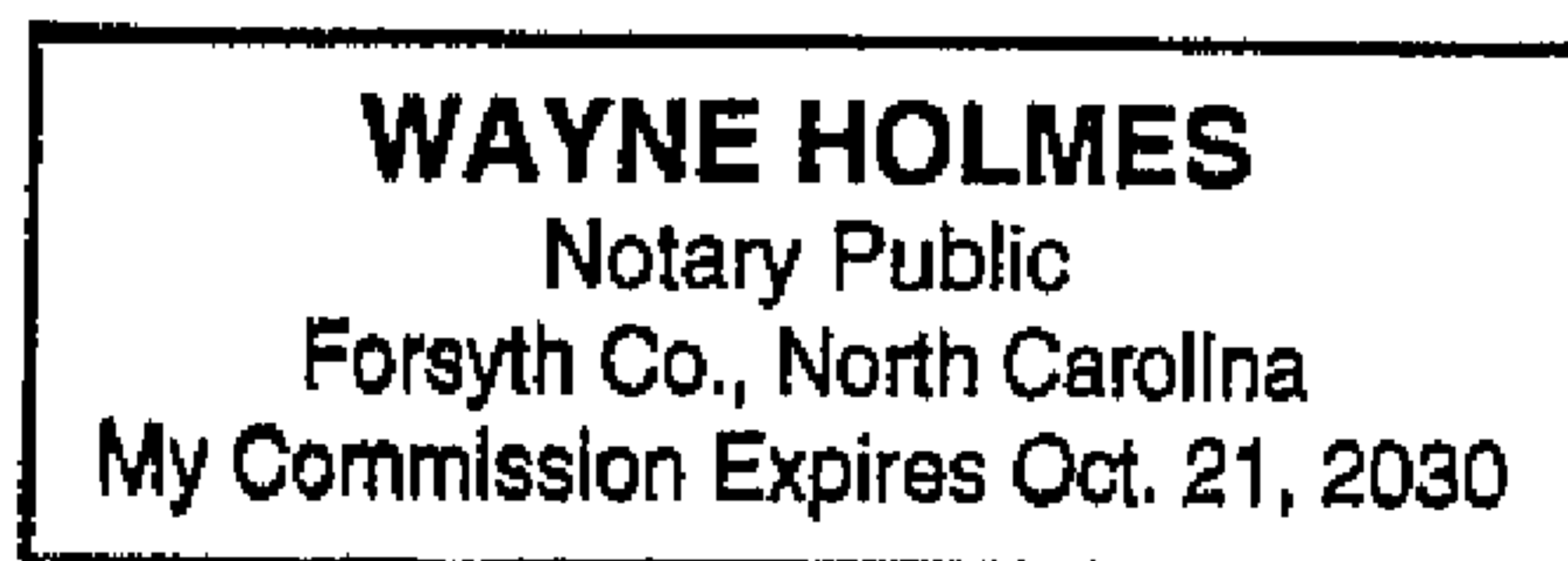
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John R. Burt III (SEAL)
John R. Burt III, as Personal Representative
of the Estate of Ann G. Burt, Deceased

STATE OF NC)
COUNTY OF Guilford) ACKNOWLEDGMENT

I, Wayne Holmes, a Notary Public, within and for the State of NC and County of Forsyth, hereby certify that **John R. Burt III**, as Personal Representative of the Estate of Ann G. Burt, 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 voluntarily executed the same in his fiduciary capacity as Personal Representative of the Estate of **Ann G. Burt**, on the day the same bears date.

Given under my hand this 28 day of November, 2025.



Wayne Holmes
Signature of Notary Public
My Commission expires: 10/21/2030



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/12/2025 01:45:47 PM
 \$32.00 KELSEY
 20251212000381610

Allen S. Bayl

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 R. Burt III	Grantee's Name	John R. Burt and Daniel Geise Burt,
Mailing Address	2791 Hadrian Dr	Mailing Address	Co-Trustees
	Snellville, GA 30078		2791 Hadrian Dr
			Snellville, GA 30078
Property Address	4540 Eagle Point Dr	Date of Sale	11/28/2025
	Birmingham, AL 35242	Total Purchase Price \$	
		or	
		Actual Value	\$
		or	
		Assessor's Market Value \$	449,200.00

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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> 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 12/12/2025

Print

R. Davis Allen

Sign

R. Davis Allen

Unattested