

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Robert E. Burgin Jr. and
Cynthia Cornelius
9713 Yellowstone Rd
Cheyenne, WY 82009

Prepared without benefit of title

STATE OF ALABAMA)
)
SHELBY COUNTY) STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Love and Affection** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged I **Bradie Burgin, sole surviving grantee of deed found at Instrument # 2023-509000137140**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Robert E. Burgin and Cynthia Cornelius** hereinafter called "Grantees" in fee simple, the following described real estate situate in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

Note: This property does not constitute homestead property for Grantor.

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 2ND day of DECEMBER, 2025 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Bradie Burgin (L.S.)

Bradie Burgin

STATE OF ALABAMA

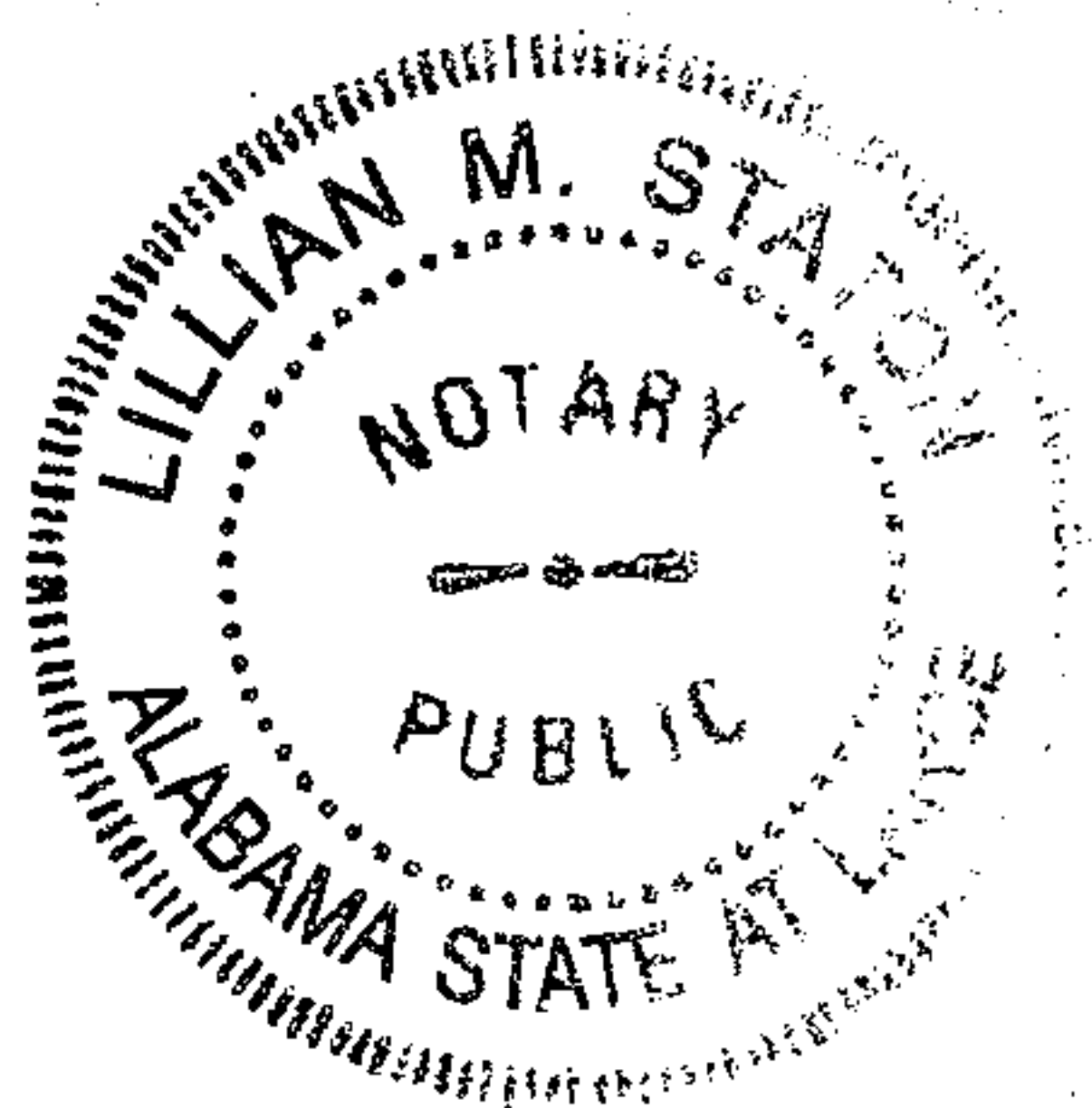
SHELBY COUNTY

ACKNOWLEDGMENT

I, LILLIAN M. STATON, a Notary Public for the State at Large, hereby certify that the above posted name, Bradie Burgin, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2ND day of DECEMBER, 2025.

Lillian M. Staton
NOTARY PUBLIC
My Commission Expires: _____



MY COMMISSION EXPIRES JUNE 25, 2028

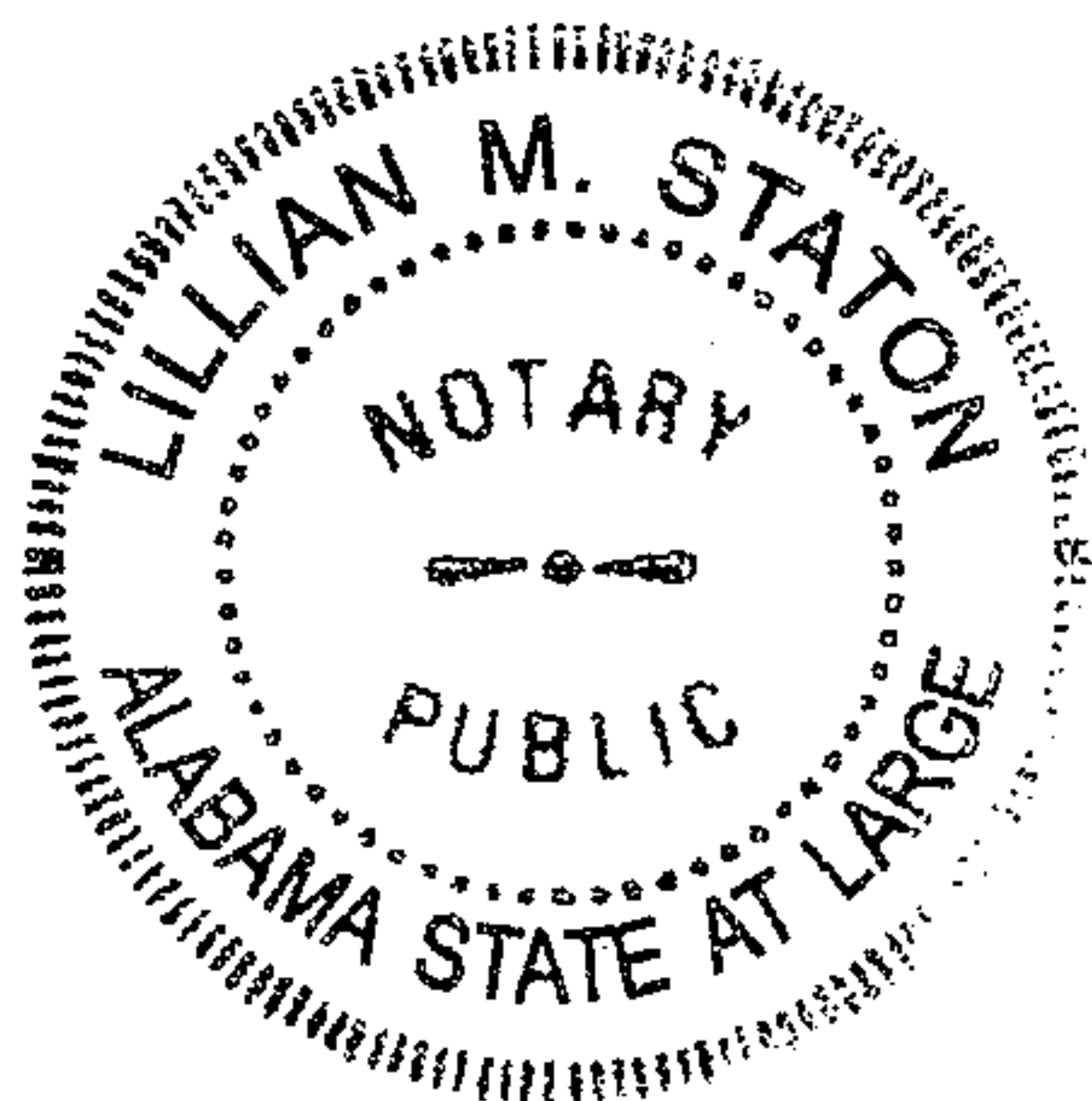


EXHIBIT A - LEGAL DESCRIPTION

For the beginning point measure 148 feet in a Northerly direction from the North line of Highway #280, and the West line of the road known as Helms Road right of way and run in a Northwesterly direction a distance of 107 feet 10 inches; thence in a North-Northwesterly direction 124 feet; thence East 105 feet to the West right of way line of the aforesaid Helms Road; thence in a South-Southeasterly direction along the West right of way of said Helms Road 149 feet to point of beginning. Being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 25, Township 19 South, Range 1 West. Situated in Shelby County, Alabama.

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

Grantor's Name Bradie Burgin
 Mailing Address 146 Rogers Road
Oneonta, AL 35124

Grantee's Name Robert E. Burgin
 Mailing Address Cynthia Cornelius
9713 Yellowstone Rd
Chapman, WY 82009

Property Address 1455 Hwy 440
Chelsea, AL 35043

Date of Sale 12/2/2025
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 76,440

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 1/06/2026

Print Chris Smythman

Sign _____

Filed and Recorded
 Official Public Records

Judge of Probate () County Alabama, County (Grantor/Grantee/Owner/Agent) circle one
 Clerk

Shelby County, AL
 01/06/2026 02:43:19 PM
 \$107.50 JOANN
 20260106000004320

Form RT-1

Allen S. Bayl

