

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
OLIVIA BURROUGHS  
226 THOROUGHBRED LANE  
ALABASTER, ALABAMA 35007

## WARRANTY DEED

### STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, Olivia Burroughs, a widow, Ronald Bryan Burroughs, a married man, and Josef Wade Burroughs, a married man, as the Heirs at Law of A.R. Burroughs aka Alfred R. Burroughs, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto OLIVIA BURROUGHS, (herein referred to as GRANTEE),  $\frac{1}{2}$  interest in the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

#### Parcel I

A parcel of land in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Begin at the NE corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence South along said  $\frac{1}{4}$   $\frac{1}{4}$  Section line for a distance of 677.69 feet to the point of beginning; thence continue along last described course for a distance of 15.00 feet to the NE corner of Lot 10, Pope Subdivision of Shady Grove as recorded in Map Book 4 Page 32, Shelby County, Alabama; thence turn an angle to the right of 90 degrees 48 minutes and run along the North line of Lots 10 and 9 for a distance of 602.42 feet to the NW corner of Lot 9; thence turn an angle to the right of 90 degrees 00 minutes for a distance of 15.00 feet to the center line of Pope Road; thence turn an angle to the left of 90 degrees 00 minutes and run along the center line of Pope Road for a distance of 154.03 feet to a point on the South right of way of a road; thence turn an angle to the right of 137 degrees 48 minutes and run along said right of way for a distance of 167.48 feet; thence turn an angle to the right of 72 degrees 00 minutes for a distance of 196.12 feet; thence turn an angle to the right of 60 degrees 12 minutes for a distance of 15.00 feet to the center line of Pope Road; thence turn an angle to the left of 90 degrees 00 minutes for a distance of 462.21 feet to the point of beginning; being situated in Shelby County, Alabama.

#### Parcel II

Lots 9 and 10, Block 1, according to the Map of Pope's Subdivision of Shady Grove, as recorded in Map Book 4 Page 32 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

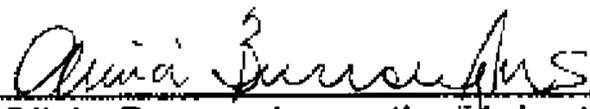
1. Taxes for the year 2026, which are a lien but not yet due and payable until October 1, 2026.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 4 Page 32, in the Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 208 Page 604 in the Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 36, Page 428 in the Probate Office.
5. Encroachment of eave onto the land as shown by the survey of Amos Cory, dated December 29, 1998.
6. Encroachment of driveway off of the land as shown by the survey of Amos Cory, dated December 29, 1998.
7. Encroachment of residence into the road easement and off the land as shown by the survey of Amos Cory, dated December 29, 1998.
8. Encroachment of wall and storm pit into the road easement and off the land as shown by the survey of Amos Cory, dated December 29, 1998.
9. Less and except any portion of the land lying within road right of way of Oliver Street and Pope Road.
10. Any unprobated claims of creditors against the estate of A.R. Burroughs aka Alfred R. Burroughs, deceased.

The hereinabove described real property does not constitute any part of the homesteads of the hereinabove named married grantors and/or their spouses.

TO HAVE AND TO HOLD Unto the said GRANTEES, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19<sup>th</sup> day of March, 2026.

 (L.S.)  
 Olivia Burroughs as the Heir at Law of A.R. Burroughs aka Alfred R. Burroughs

 (L.S.)  
 Ronald Bryan Burroughs as the Heir at Law of A.R. Burroughs aka Alfred R. Burroughs

Josef Wade Burroughs (L.S.)  
Josef Wade Burroughs as the Heir at Law of A.R.  
Burroughs aka Alfred R. Burroughs

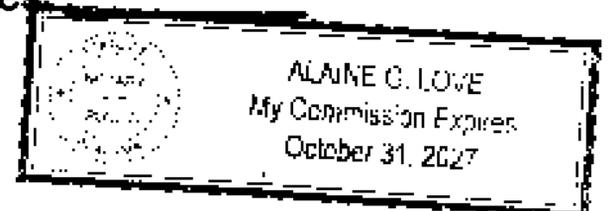
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Olivia Burroughs, Ronald Bryan Burroughs and Josef Wade Burroughs whose names as the Heirs at Law of A.R. Burroughs aka Alfred R. Burroughs are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they, as such Heirs at Law and with full authority, have executed the same voluntarily on the day the same bears date on behalf of the Heirs at Law of A.R. Burroughs aka Alfred R. Burroughs.

Given under my hand and official seal this 19<sup>th</sup> day of March,  
2026.

Alaine G. Love

Notary Public  
My Commission Expires:



**Grantor's Name:**

Olivia Burroughs, Ronald Bryan Burroughs and Josef Wade Burroughs as the Heirs at Law of A.R. Burroughs aka Alfred R. Burroughs

**Mailing Address:**

226 THOROUGHBRED LANE  
ALABASTER, ALABAMA 35007

**Property Address:**

108 Oliver Street & Lots 9 & 10, Block 1, Pope's Subdivision, of Shady Grove Pelham, AL 35124

**Grantee's name:**

OLIVIA BURROUGHS

**Mailing Address:**

226 THOROUGHBRED LANE  
ALABASTER, ALABAMA 35007

**Date of Sale:** March 19, 2026

**Total Purchase Price:** \$

or

**Actual Value**

or

**Assessor's Market Value**

Parcel I \$107,100.00

Parcel II \$84,460.00

1/2 VALUE Parcel I \$53,550.00

1/2 VALUE Parcel II \$42,230.00

(Olivia Burroughs already has 50% interest in the property)

- Bill of Sale
- Sales Contract
- Closing Statement

- Front of Foreclosure Deed
- Appraisal
- Other TAX ASSESSOR



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 03/25/2026 03:25:54 PM  
 \$130.00 BRITTANI  
 20260325000085380

*Alvin S. Bayl*