

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-17-23863

Send Tax Notice To: William R. Lewis
Bonnie M Lewis

312 LEEJANE WAY
HOMESWOOD AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Six Thousand Five Hundred Dollars and No Cents (\$96,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Blanton Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **William R. Lewis and Bonnie M Lewis**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

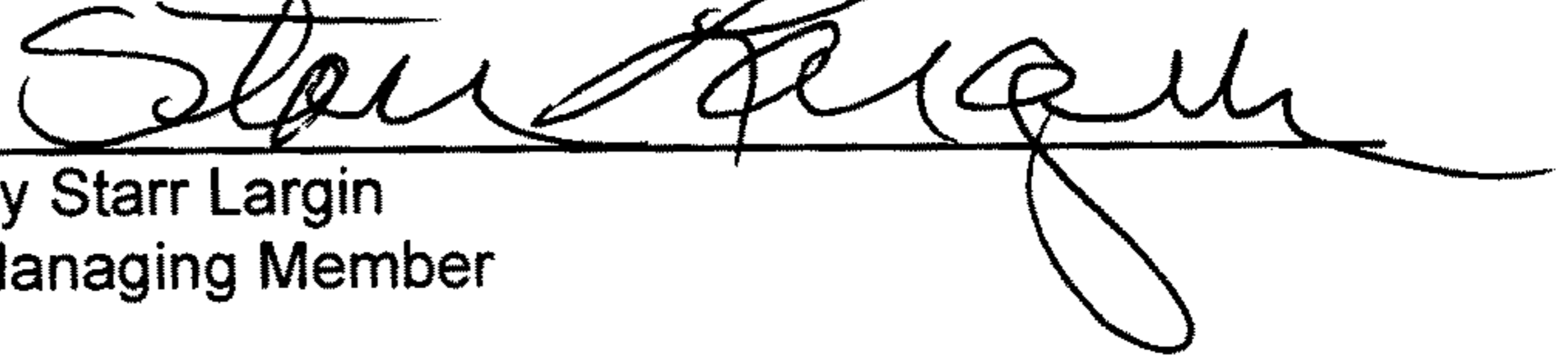
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June, 2017.

BLANTON PROPERTIES, LLC



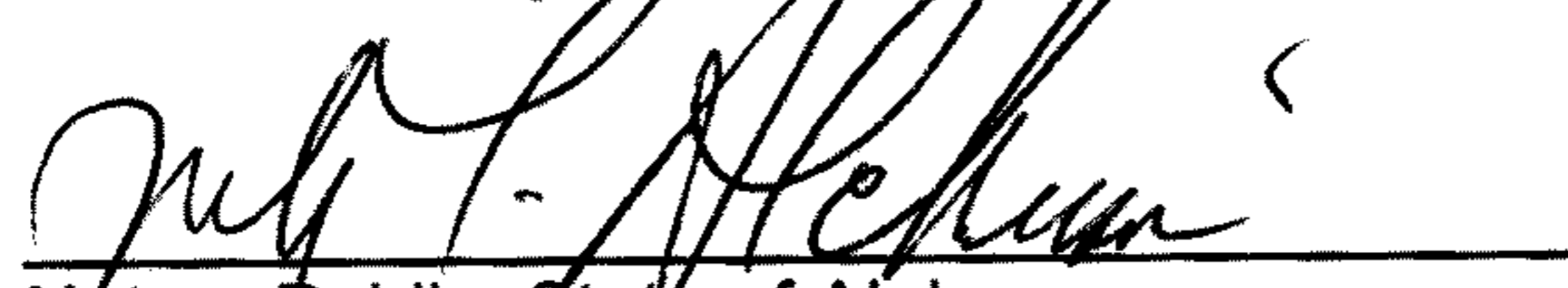
By Starr Largin
Managing Member

State of Alabama

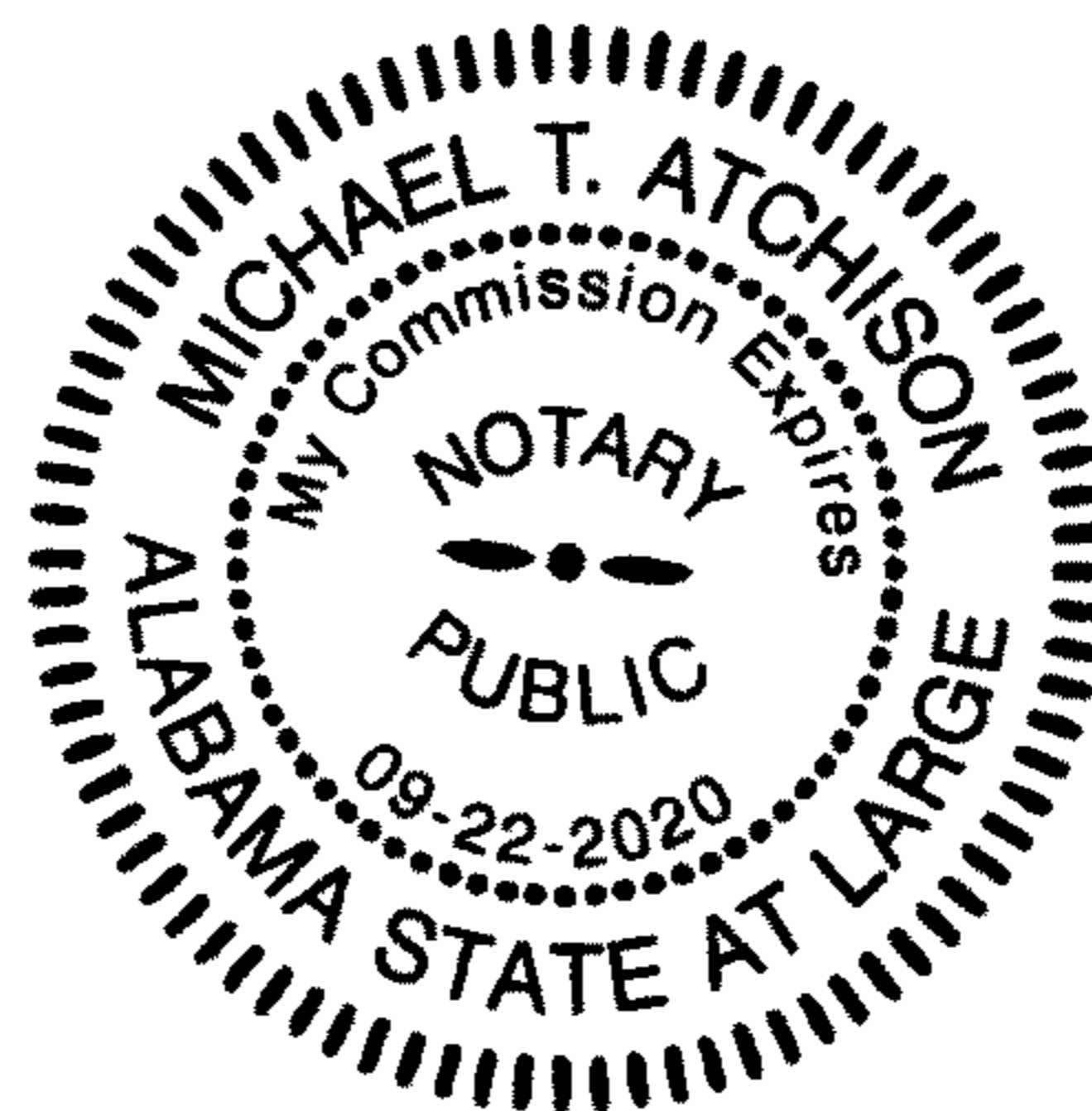
County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Starr Largin as Managing Member of Blanton Properties, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2017.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20170705000238210 1/3 \$117.50
Shelby Cnty Judge of Probate, AL
07/05/2017 03:51:25 PM FILED/CERT

Shelby County, AL 07/05/2017
State of Alabama
Deed Tax: \$96.50

EXHIBIT "A"
LEGAL DESCRIPTION

That certain lot or parcel of land described as commencing at the SW corner of Section 24, Township 21 South, Range 1 West, and run thence North 3 degrees West along the West boundary of said section 540 feet to the North boundary of Sterrett Street; thence run easterly along the North boundary of said Sterrett Street a distance of 140 feet to the point of beginning of the lot herein described and conveyed; thence continue easterly along the North boundary of said Sterrett Street 70 feet to the SE corner of the property owned by R. R. Joiner at the time of his death; thence run North 3 degrees West along the East boundary of the property owned by R. R. Joiner, 780 feet, more or less, to the North boundary of SW 1/1 of SW 1/4 of said section; thence westerly along the North boundary of said quarter-quarter section 70 feet; thence South 3 degrees East 780 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.


20170705000238210 2/3 \$117.50
Shelby Cnty Judge of Probate, AL
07/05/2017 03:51:25 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Blanton Properties, LLC
Mailing Address 2061 Hwy 56, Wilsonville, AL 35186

Grantee's Name William R. Lewis
Mailing Address 312 LeJenne Way, Homewood AL 35229

Property Address 108 Sterrett St., Columbiana, AL 35051

Date of Sale June 30, 2017
Total Purchase Price \$96,500.00
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 (checked)
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 of 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 June 27, 2017

Print Blanton Properties, LLC

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

