

STATE OF ALABAMA)

COMMISSIONER'S DEED

LIMESTONE COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That Whereas, at a sale made by the **Fowler Auction and Real Estate Service, Inc., an Alabama Corporation organized and existing under the laws of the State of Alabama**, under Decree rendered by the Circuit Court of Shelby County, Alabama, in a certain cause entitled: **REDA CHERYL ARNETT DAVIS, as Plaintiff, vs. JACKIE ELAINE SCOTT, FORUM GREEN, INC., and ALABAMA MEDICAID AGENCY as Defendants, in Case Number: 58-CV-2016-900078**, on the **25th day of January, 2018**, said sale having been made by public outcry at the location of the property after having been duly advertised by publication for three (3) successive weeks in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and **Wallace C. Blackerby and Shelby J. Blackerby**, being the highest and best bidders at said sale, became the purchasers of the hereinafter described real estate at a bid price of **\$15,000.00, plus a ten (10%) percent Buyer's premium of \$1,500.00, totaling \$16,500.00.**

NOW, THEREFORE, in consideration of the premises and the sum of **SIXTEEN THOUSAND FIVE HUNDRED (\$16,500.00) DOLLARS**, the receipt whereof is hereby acknowledged, the undersigned, as **Commissioner**, under and by virtue of the authority vested in me by Decree of said Court entered in said cause on **January 25, 2018**, does hereby grant, bargain, sell and convey unto **Wallace C. Blackerby and Shelby J. Blackerby, husband and wife, as joint tenants in common** and with equal rights and interests for the period or term that the said grantees shall both survive and unto the survivor of the said grantees, at the death of the other in fee simple, together with every contingent remainder and right of reversion, all the right, title and interest of the parties to this proceeding in and to the following described tract or parcel of land lying and being in Shelby County, Alabama, to-wit:

TRACT 2

Commence at the SE corner of the SW ¼ of the NE ¼ of Section 34, Township 19 South, Range 1 West; thence run West along the South line of said quarter-quarter section a distance of 25.00 feet to the West margin of a county gravel road to the point of beginning; thence continue West along the South line of said quarter-quarter section a distance of 223.39 feet to the East R.O.W. Line of a paved county Highway No. 47; thence turn an angle of 68 deg. 20 min. 31 sec. to the right, to the Tangent of a R.O.W. curve, and run along said R.O.W. curve (whose Delta angle is 9 deg. 33 min. 58 sec. to the right, Radius is 3,504.26 feet Tangent Distance is 293.21 feet, Length of Arc is

585.06 feet, Cord Distance is 584.39 feet) to the South margin of a county gravel road; thence turn an angle of 152 deg. 11 min. 02 sec. to the right, from Tangent of said R.O.W. curve, and run along the South margin of said gravel road a distance of 101.95 feet; thence turn an angle of 12 deg. 27 min. 30 sec. to the left and run along the South margin of said gravel road a distance of 100.00 feet; thence turn angle of 3 deg. 25 min. 45 sec. to the left and run along the South margin of said county road a distance of 100.28 feet; thence turn an angle of 1 deg. 08 min. 26 sec. to the right and run along the South margin of said county road a distance of 100.25 feet; thence turn an angle of 15 deg. 49 min. 03 sec. to the right and run along the South margin of said county road a distance of 152.05 feet; thence turn an angle of 18 deg. 55 min. 01 sec. to the right and run along the South margin of said County Road a distance of 50.27 feet to the East line of the SW ¼ of the NE ¼ of said Section 34; thence turn an angle of 21 deg. 25 min. 34 sec. to the right and run South along the East line of said quarter-quarter section a distance of 90.00 feet; thence turn an angle of 26 deg. 15 min. 33 sec. to the right and run a distance of 56.48 feet to the point of beginning. Situated in the SW ¼ of the NE ¼ of Section 34, Township 19 South, Range 1 West. Shelby County, Alabama, and being that portion of said quarter-quarter section lying East of paved County Hwy. 47 and South and West of a county gravel road. Also identified as tract 4-A, and containing approximately 2.355 acres more or less.

Ad valorem taxes for the year 2018 shall be prorated between the parties as of the delivery date of this deed.

TO HAVE AND TO HOLD the above granted premises unto the said Wallace C. Blakerby and Shelby J. Blackerby, husband and wife, as joint tenants in common and with equal rights and interests for the period or term that the said grantees shall both survive and unto the survivor of the said grantees, at the death of the other in fee simple, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Fowler Auction and Real Estate Services, Inc., as Commissioner, has caused this instrument to be executed this 22nd day of February, 2018.

FOWLER AUCTION AND REAL
ESTATE SERVICES, INC., Commissioner

BY: Mickey Fowler
Its President

STATE OF ALABAMA)
LIMESTONE COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Mickey Fowler, whose name as President of FOWLER AUCTION AND REAL ESTATE SERVICES, INC., an Alabama Corporation organized and existing under the laws of the State of Alabama, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation as Commissioner, under authority of that certain Decree of the Circuit Court of Shelby County, in that certain cause entitled: *REDA CHERYL ARNETT DAVIS as Plaintiff, vs. JACKIE ELAINE SCOTT, FORUM GREEN, INC., and*


ALABAMA MEDICAID AGENCY, as Defendants, in Case Number: 58-CV-2016-900078, on the day the same bears date.

Given under my hand this the 22nd day of February, 2018.

Mickie A. Brackeen
Notary Public

Please send tax notice to:

**Wallace C. Blackerby and Shelby J. Blackerby
421 Meadows Lake Lane
Chelsea, Alabama 35043**


20180306000072230 3/4 \$42.50
Shelby Cnty Judge of Probate, AL
03/06/2018 08:57:47 AM FILED/CERT

**THIS INSTRUMENT PREPARED BY:
JERE C. TRENT
ATTORNEY AT LAW
105 SOUTH MARION STREET
ATHENS, ALABAMA 35611**

REAL ESTATE SALES VALIDATION

Section 40-22-1, Code of Alabama 1975

The following information is provided to comply with recordation requirements of Alabama law concerning the conveyance of the real and/or personal property described above.

1. **Name and Mailing Address of Grantor(s): Fowler Auction and Real Estate Services, Inc., as Commissioner, 8719 Highway 53, Toney, Alabama 35773.**

2. **Name and Mailing Address of Grantee(s): Wallace C. Blackerby and Shelby J. Blackery: 421 Meadow Lake Lane, Chelsea, Alabama 35043**

3. **Physical Address of Property (if available): 2.355 acres Chelsea Road and Meadow Lake Lane**

4. **Date of Conveyance: January 30, 2013**

5. **Aggregate Purchase Price: \$16,500.00**

Bid Price to Seller: \$15,000.00

Proof of the Actual Purchase Price or Value of the real and/or personal property, as applicable, can be verified by a closing document or other documents, e.g., contract, bill of sale, appraisal, tax assessment, etc., in the office of the preparer of this document.

6. **Exceptions:**

Section 40-22-1(b), states that the tax is **not required** in the following instances:

(Check Applicable Transaction)

☐ a. transfer of mortgages upon which the tax has already been paid;

☐ b. deeds or other instruments executed for a nominal consideration for the purpose of perfecting title to the real property;

☐ c. re-recordation of the following instruments: corrected mortgages; deeds; instruments executed for the purpose of perfecting title to the property; and instruments executed prior to October 1, 1923.

7. **Attestation:**

To the best of the knowledge and belief of the undersigned, the information contained in this validation is true and accurate. The undersigned further understands that any false statements might result in the imposition of a penalty pursuant to Alabama law. This attestation and the information provided above are submitted in good faith.

This the 22nd day of February, 2018.

**FOWLER AUCTION AND REAL
ESTATE SERVICES, INC., Commissioner**

20180306000072230 4/4 \$42.50
Shelby Cnty Judge of Probate: AL
03/06/2018 08:57:47 AM FILED/CERT

BY: Mick Fowles
Its President

Sworn to and subscribed before me by the above named Grantor on this 22nd day of February, 2018.

Wmick A. Brackeen
Notary Public

(Notarial Seal)