

Property Address:  
212 Highway 213  
Calera, AL 35040

Grantee's Address:  
212 Highway 213  
Calera, AL 35040

WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Chris S. Blakeman and Michele M. Blakeman, husband and wife (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Laura Gonzalez, a married woman (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.*

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 26 of September, 2020

*Chris S. Blakeman*  
Chris S. Blakeman  
*Michele M. Blakeman*  
Michele M. Blakeman

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Chris S Blakeman and Michele M Blakeman whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2020.

*Korinne M. Dipasquale*  
Notary Public  
My Commission Expires:

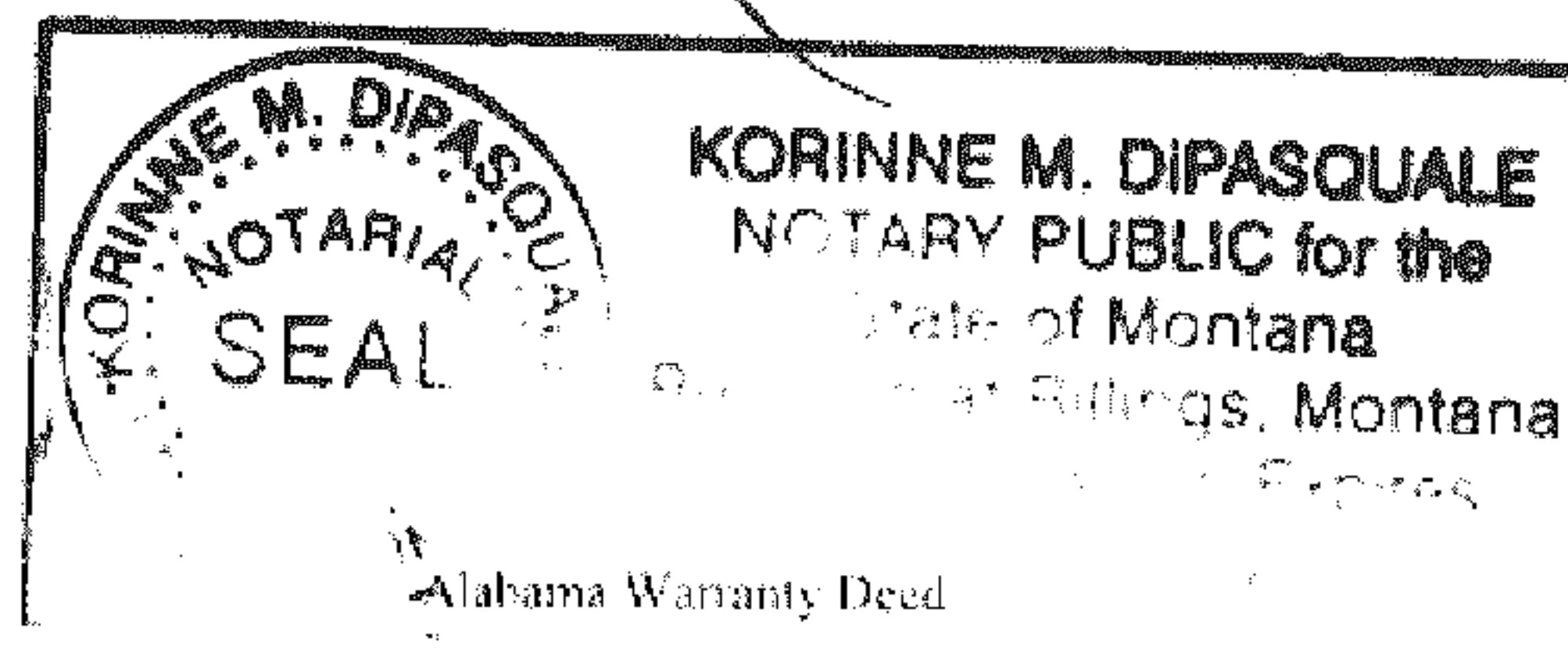


EXHIBIT "A"

Property Address: 212 Highway 213  
Calera, AL 35040

Parcel 1

Beginning at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West Shelby County, Alabama and run thence Southerly along the East line of said quarter-quarter section a distance of 1,328.15 feet to the Southeast corner of same said quarter-quarter section; thence turn 90 degrees 43 minutes 32 seconds right and then run Westerly along the South line of same said quarter-quarter section a distance of 727.70 feet to a point; thence turn 89 degrees 05 minutes 33 seconds right and run Northerly 770.76 feet to a point; thence turn 32 degrees 45 minutes 26 seconds left and run Northwesterly 279.25 feet to a point; Thence turn 63 degrees 04 minutes 18 seconds right and run Northeasterly 365.44 feet to a point on the North line of said quarter-quarter section; thence turn 60 degrees 03 minutes 05 seconds right and run easterly along said quarter-quarter line 698.49 feet to the point of beginning

ALSO

There is an existing twenty foot wide (20.0 foot ) access easement from Highway 213 to the gate of subject property the centerline of which is described as follows:

Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Westerly along the North line of said Quarter-Quarter section distance of 698.49 feet to a point; thence turn 60 degrees 03 minutes 05 seconds left and run Southwesterly 365.44 feet to a point; thence turn 63 degrees 04 minutes 18 seconds left and run Southeasterly 12.51 feet to the point of beginning of the easement on the centerline said easement being described; thence turn 150 degrees 39 minutes 18 seconds right and run Northwesterly 412.99 feet to a point; thence turn 24 degrees 05 minutes 00 seconds left and run Westerly 205.71 feet to a point marking the East right of way line of Shelby County Highway No. 213 and the end of required easement. Easement is ten feet on either side of just described centerline.

Real Estate Sales Validation Form

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

Grantor's Name Chris Blakeman
Mailing Address

Grantee's Name Laura Gonzalez
Mailing Address 212 Highway 213
Calera, AL 35040

Property Address

Date of Sale 09/26/2020

Total Purchase Price \$435,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2020 01:44:13 PM
\$463.00 CHARITY
20201105000504230

or
Actual Value \$

or
Assessor's Market Value \$951,890.000

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 09/26/2020

Print Brandon Prince

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one