

Send Tax Notice to:

Jonathan Aultman

215 7th Street NW
Alabaster, AL 35007

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-8884

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 (\$280,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Jason Blanton and Rebekah Blanton, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

1007 Greenhead Drive, Alabaster, AL 35007

by **Jonathan Aultman (herein referred to as "Grantee"),** whose mailing address is

215 7th Street Northwest, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **215 7th Street Northwest, Alabaster, AL 35007,** and more particularly described as:

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

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.

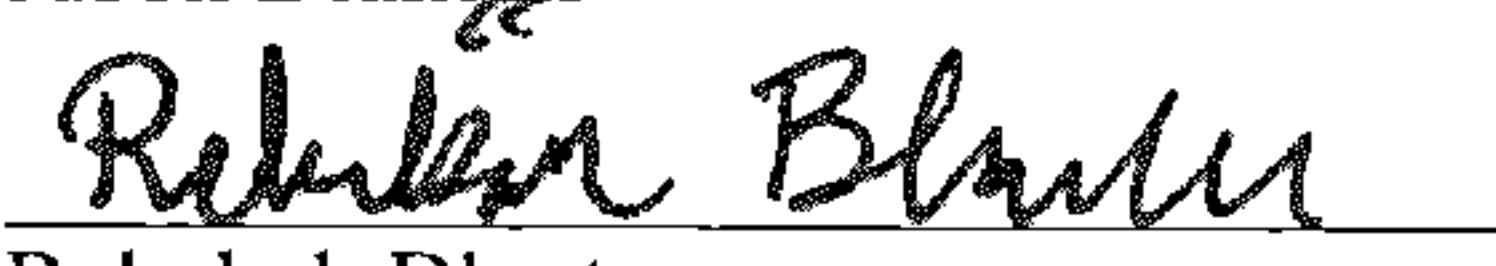
\$280,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 7 day of June, 2023.



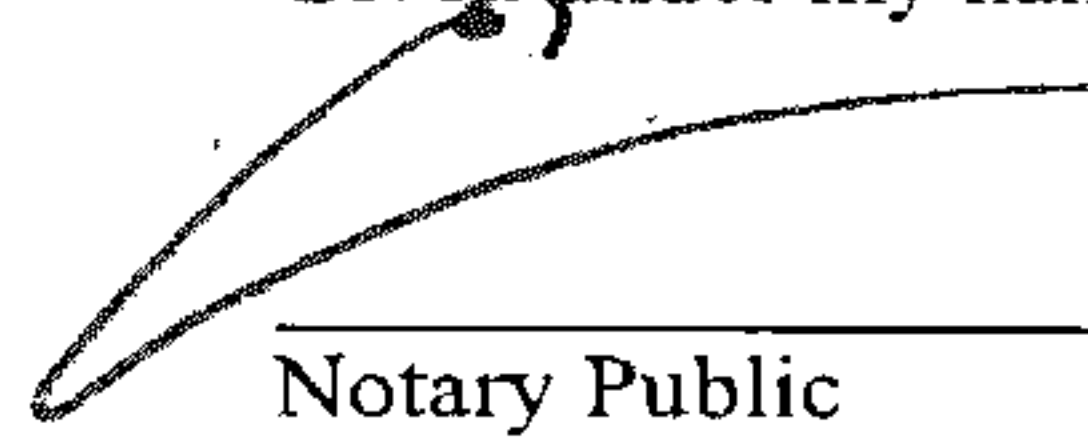
Jason Blanton


Rebekah Blanton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jason Blanton and Rebekah Blanton 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 7 day of June, 2023.



Notary Public
My Commission Expires:

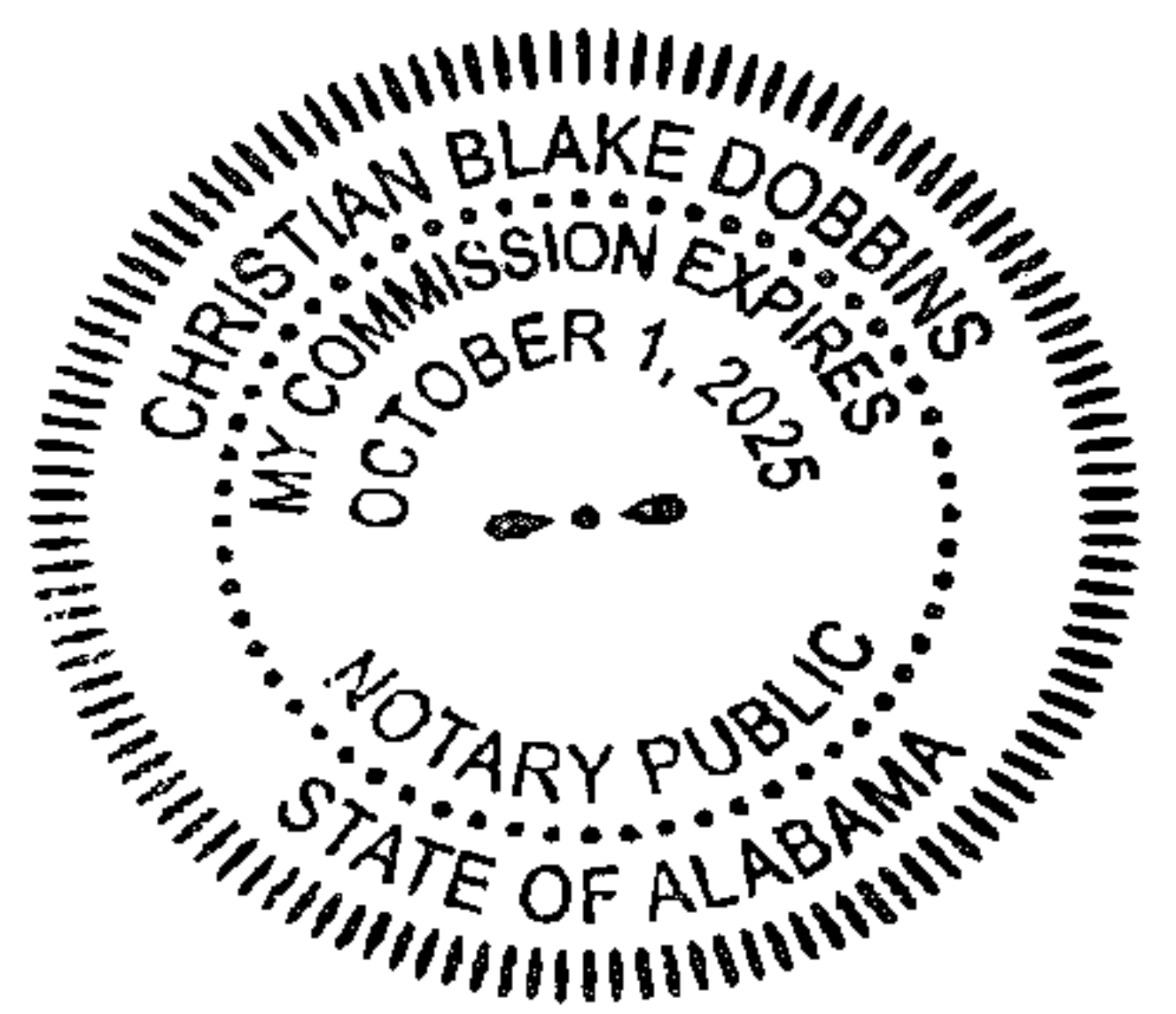
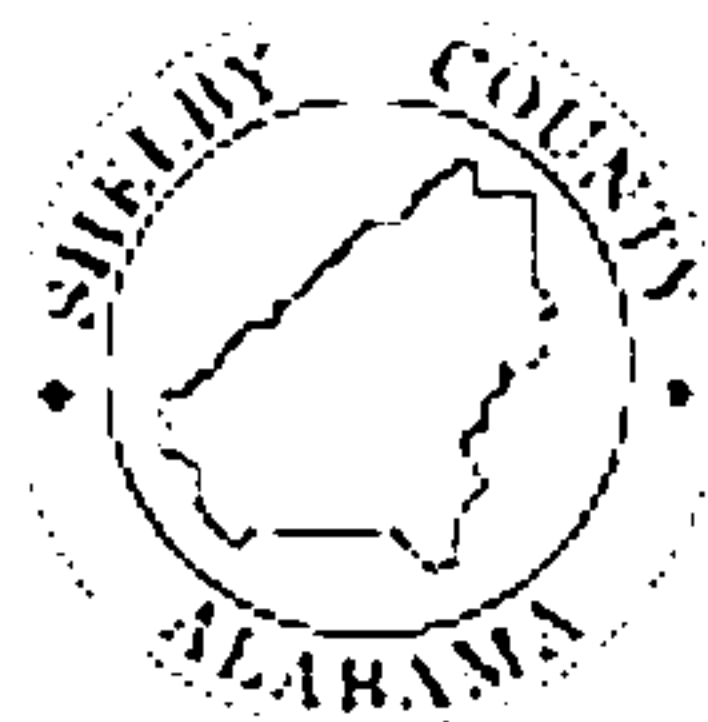


EXHIBIT A

Property 1:

Lot 7, in Block 5, according to a Resurvey of Blocks 5 and 12, of Alabaster Gardens, as recorded in Map Book 9, Page 51, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO: Commence at the Northwest corner of said Lot 7 for the point of beginning; thence Southerly along the West line of Lot 7 and along and with the East right of way margin of Seventh Street NW 75.00 feet to the Southwest corner of Lot 7 and the Northwest corner of Lot 8; thence continue Southerly along the East right of way margin of Seventh Street Northwest and along and with the West line of Lot 8 a distance of 4.50 feet; thence 90 deg. 00 min. 00 sec. left and leaving said East right of way margin and West line of Lot 8 a distance of 150.00 feet to the East line of Lot 8; thence 90 deg. 00 min. 00 sec. left Northerly and along and with the East line of Lot 8 a distance of 4.50 feet to the Northeast corner of Lot 8 and the Southeast corner of Lot 7; thence 3 deg. 48 min. 51 sec. right and along and with the Easterly line of Lot 7 a distance of 75.17 feet to the Northeast corner of Lot 7. thence 91 deg. 48 min. 51 sec. left and along and with the North line of Lot 7, a distance of 155.0 feet to the Northwest corner of Lot 7 and the East right of way margin of Seventh Street NW and the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2023 01:16:28 PM
\$29.00 PAYGE
20230607000171740

Allie S. Bayl