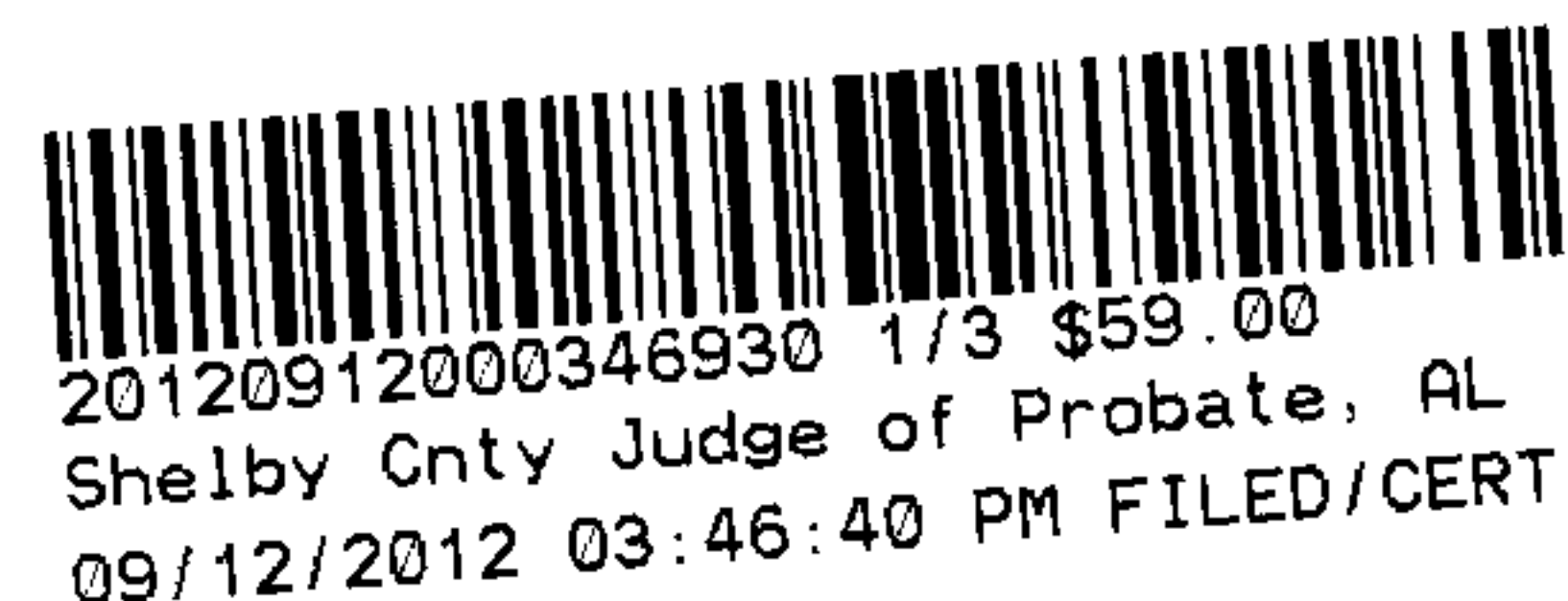


This instrument is prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Daryl R. Blankenship and Donna L.
Blankenship
1216 Hwy 97
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Five Thousand Nine Hundred And No/100 Dollars (\$185,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, James F. Mersmann and wife, Cynthia J. Puchta (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Daryl R. Blankenship and Donna L. Blankenship (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Forty-Eight Thousand Seven Hundred Twenty And No/100 Dollars (\$148,720.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 31, 2012.

James F. Mersmann

Cynthia J. Puchta

Shelby County, AL 09/12/2012
State of Alabama
Deed Tax: \$41.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James F. Mersmann and Cynthia J. Puchta, whose names 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 executed the same on the day same bears date.

Given under my hand and official seal on the 31st day of August, 2012.

Notary Public
Commission Expires:

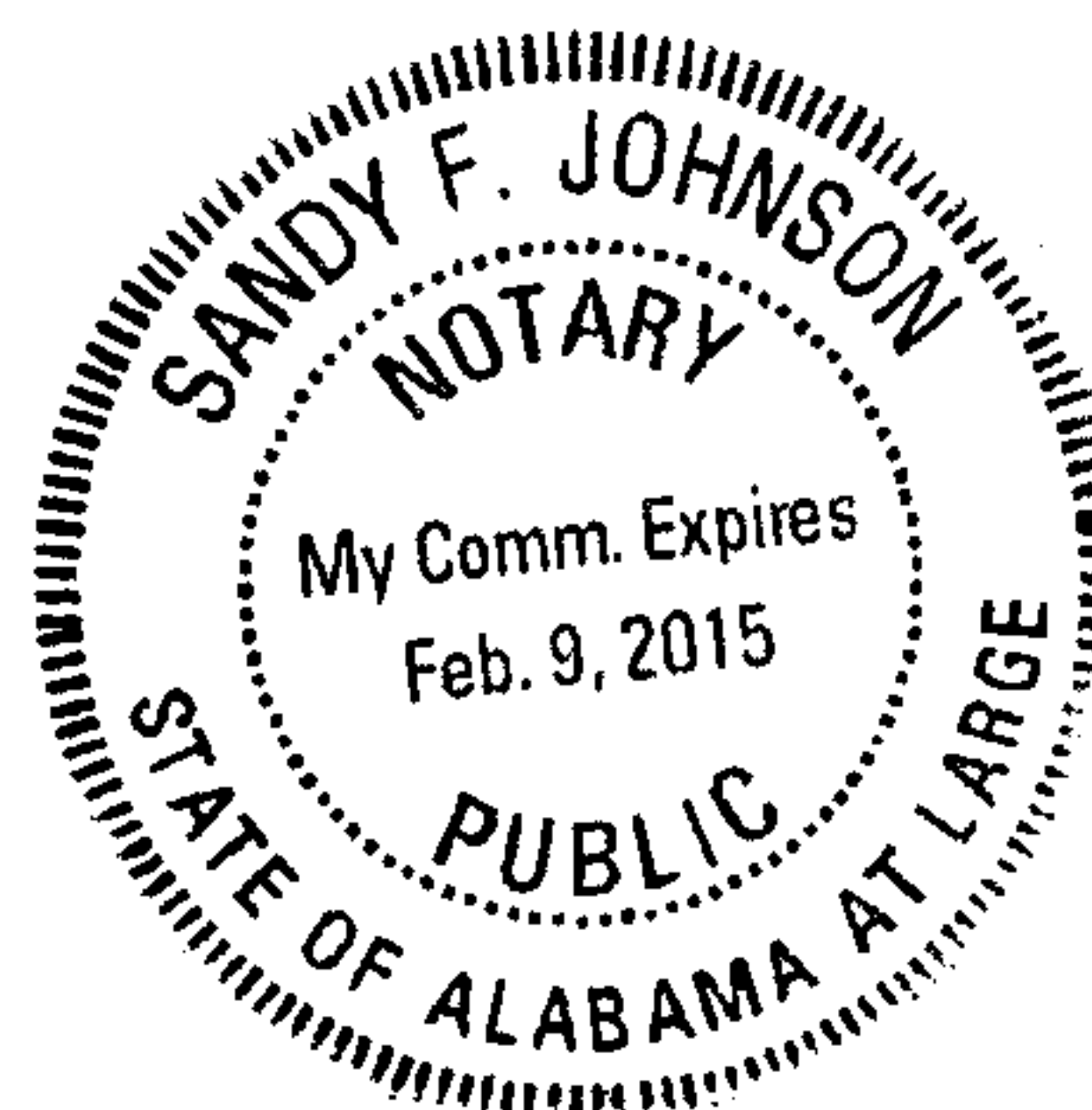



EXHIBIT "A"

A parcel of land situated in the Southeast Quarter of the Southwest Quarter of Section 29, Township 21 South, Range 1 West, described as follows:

Beginning at the Southeast corner of the Southeast Quarter of Southwest Quarter of Section 29, go South 88 degrees 05 minutes West along the South boundary of said quarter-quarter Section for 1,053.41 feet to the Southerly boundary of Shelby County Highway No. 97; thence North 50 degrees 08 minutes East along the said boundary 101.42 feet to the beginning of a curve to the left, said curve having a central angle of 56 degrees 22 minutes and a radius of 159.84 feet, and being subtended by a cord bearing North 21 degrees 57 minutes East for 150.98 feet; thence along said curve for 157.24 feet to a point of Intersection of the Southerly boundary of Highway 97 and the Southerly boundary of Southern Railway; thence North 30 degrees 51 minutes East along the Southern boundary of Southern Railway for 153.16 feet to the beginning of a curve to the right, said curve having a central angle of 37 degrees 06 minutes and a radius of 1,496.09 feet and being subtended by a cord bearing North 57 degrees 24 minutes East for 951.91 feet; thence along said curve for 968.56 feet to the West boundary of the Southeast Quarter of Southwest Quarter of Section 29; thence South 1 degree 28 minutes East along said boundary for 802.34 feet to the point of beginning. Situated In Shelby County, Alabama.



20120912000346930 2/3 \$59.00
Shelby Cnty Judge of Probate, AL
09/12/2012 03:46:40 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 James F. Marsmann
Mailing Address Cynthia J. Puchta
203 Odum Crest Lane
Hoover, AL 35226

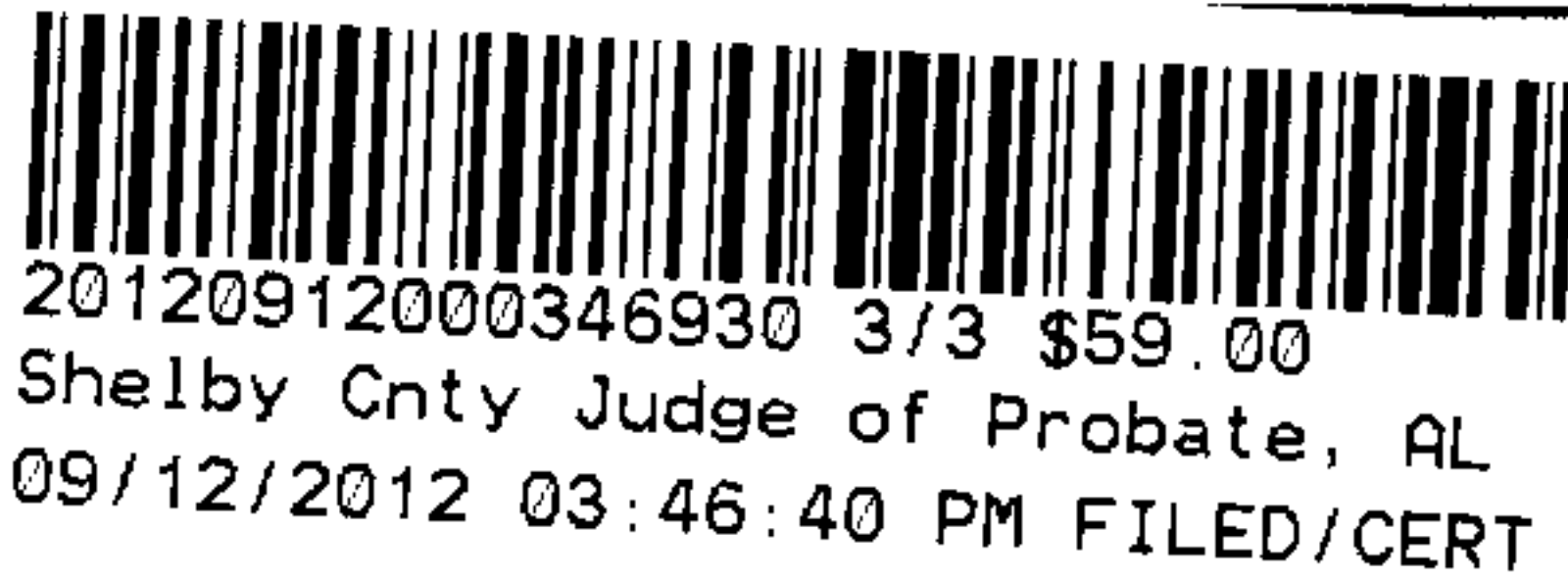
Grantee's Name Daryl A. Blankenship
Mailing Address Donna L. Blankenship
1216 Hwy 97
Columbiana, AL 35057

Property Address 1216 Hwy 97
Columbiana, AL 35057

Date of Sale August 31st, 2012
Total Purchase Price \$ 185,900.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 9/10/2012

Print Cassy LeeAnn Driley

☐ Unattested
(verified by)

Sign Cassy LeeAnn Driley
(Grantor/Grantee/Owner/Agent) circle one