


Instrument Prepared Without  
Benefit of Title Examination

  
20130114000016390 1/3 \$237.00  
Shelby Cnty Judge of Probate, AL  
01/14/2013 09:55:37 AM FILED/CERT

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

Montevallo, AL 35115

205/665-5102

205/665-5076

Send Tax Notice to: Danny O. Blackmon

(Address) 102 Heather Ridge Drive

Pelham, AL 35124

Minimum value: \$219,000.00

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Warranty Deed

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STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$ 1.00) and other good and valuable consideration** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **GLORIA B. STEWART (formerly known as Gloria B. Blackmon), an unmarried woman, whose address is 102 Heather Ridge Drive, Pelham, Alabama 35124** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **DANNY O. BLACKMON, whose address is 102 Heather Ridge Drive, Pelham, Alabama 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**ALL OF GRANTORS UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCELS:**

**Lot Number Seven, Block Number Four all according to Arden Subdivision to the Town of Montevallo, Alabama, and subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the use of said lands heretofore made and which is shown of record in Deed Book 139, on page 269, in the Office of the Judge of Probate of Shelby County, Alabama, all situated in Shelby County, Alabama. Property Address: 250 Meadow Road, Montevallo, Alabama 35115.**

**Lot 290, according to the survey of Alabama Power Company Recreational Cottage Site Sector 5 as recorded in Map Book 23, Pages 29A-B in the Probate Office of Shelby County, Alabama. Property Address: 235 Moonlight Bay, Shelby, Alabama 35143.**

**Lot 4, Block 6, according to the survey of PINE GROVE CAMP, as recorded in Map Book 4, Page 8, in the Probate Office of Shelby County, Alabama.**

**Also, Lot 4-A, Block 6, according to survey of SECOND ADDITION TO PINE GROVE CAMP, as recorded in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama.**

**Also, PARCEL No. 1, according to a survey by Frank Wheeler, Ala. Reg. L.S.#3385 dated June 6, 1986 and described as follows: Commence at the Southwest corner of Section 7, Township 24 North, Range 16 East, Shelby County, Alabama; thence run North along the West Section line**

946.91 feet to the point of beginning; thence continue last course 96.19 feet; thence turn right 90 deg. 00 min. and run East 10.41 feet; thence turn right 80 deg. 05 min. 51 sec. and run Southeast 48.73 feet; thence turn right 06 deg. 03 min. 17 sec. and run Southeast 46.61 feet; thence turn right 89 deg. 28 min. 03 sec. and run West 20.00 feet to the point of beginning. According to survey of Amos Cory R.L.S. #10550, dated July 21, 1987. Property Address: 222 North Street, Shelby, Alabama 35143.

**SUBJECT TO:**

Property taxes for 2013 and subsequent years.

Easements, exceptions, reservations, restrictions and rights of way of record.

**SOURCES OF TITLE:** Instrument Number 1998-04627; Instrument Number 1998-16122; and Instrument Number 20110325000095430.

**GLORIA B. STEWART IS ONE AND THE SAME PERSON REFERENCED AS "GLORIA B. BLACKMON" IN THE FIRST TWO SOURCES OF TITLE HEREINABOVE REFERENCED.**

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, I (we) have hereunto set my (our) hand(s) and seal(s), this 10<sup>th</sup> day of January, 2013.

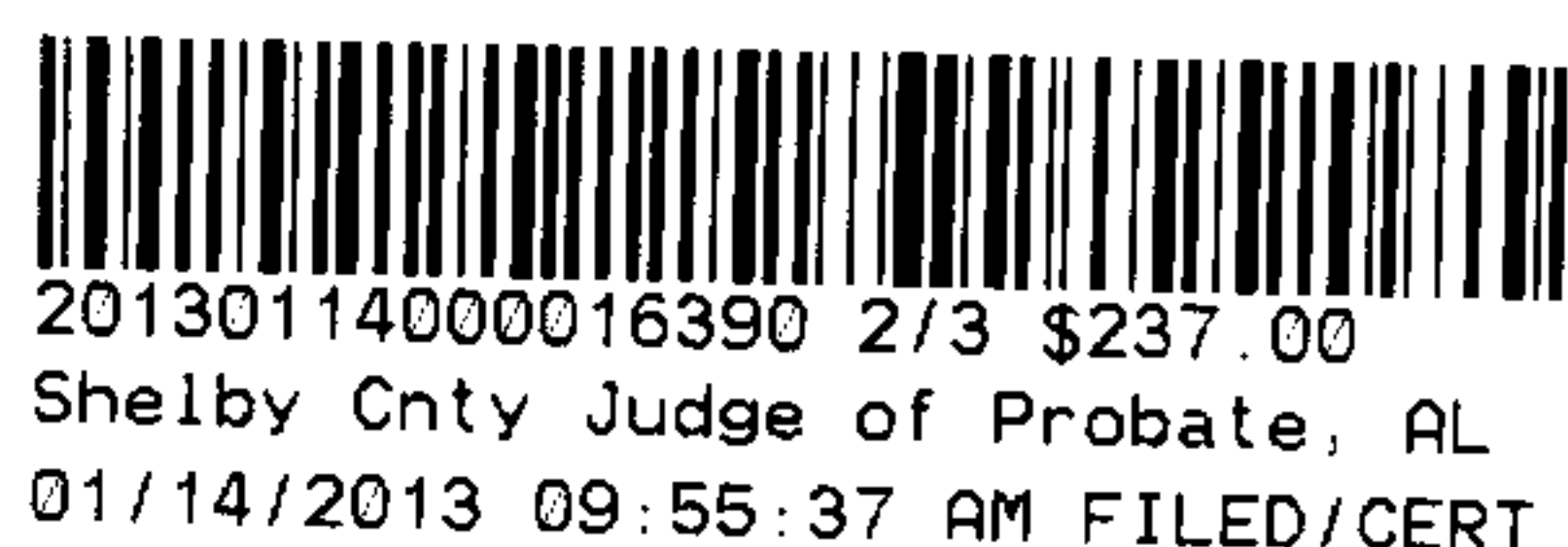
  
GLORIA B. STEWART

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **GLORIA B. STEWART**, whose name 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 conveyance, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of January 2013.

  
Notary Public  
My commission expires: 8/11/2014





# Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Gloria B. Stewart  
Mailing Address 102 Heather Ridge Drive  
Pelham, AL 35124

Grantee's Name Danny O. Blackmon  
Mailing Address 102 Heather Ridge Drive  
Pelham, AL 35124

Property Address 250 Meadow Road, Montevallo, AL 35115  
235 Moonlight Bay and  
222 North Street  
Shelby, AL 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ 219,000.00 (1/2)  
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  
\_\_\_\_\_ Closing Statement  
\_\_\_\_\_ Appraisal  
X Other Property Tax Records

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).

Attested by Krystal Fochtman

Print Gloria B. Stewart  
Sign Gloria B. Stewart  
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA )  
COUNT OF SHELBY )

Sworn to and subscribed before me this the 10<sup>th</sup> day of January, 2013.

Krystal Fochtman  
Notary Public  
My commission expires: 8/11/2014

