

File No.: 13001

## WARRANTY DEED

20130118000026650 1/2 \$25.50  
Shelby Cnty Judge of Probate, AL  
01/18/2013 02:34:10 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
SEND TAX NOTICE TO:  
Christopher D. Blakey  
105 Blue Wing Circle  
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY: W.  
Eric Pitts, W. Eric Pitts, L.L.C. P.O. Box 280,  
Alabaster, AL 35007. No title opinion  
requested, none rendered.

**KNOW ALL MEN BY THESE PRESENTS** that Jeffrey L. Myers, a single man and Amber A. Freeman fka Amber A. Myers, a married woman (hereinafter "GRANTORS"), for and in consideration of the sum of **\$181,000.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Christopher D. Blakey, a married man (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows::

Lot 26, according to the Survey of Mallard Pointe, First Addition, as recorded in Map Book 11, Page 86, in the Probate Office of Shelby County, Alabama.

\$171,950.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

\*Amber A. Freeman is one and the same as and formerly known as Amber A. Myers, grantee under that certain Warranty Deed dated 9/29/1999, and recorded in Instrument No. 1999-41001, in the Probate Office of Shelby County, Alabama.\*

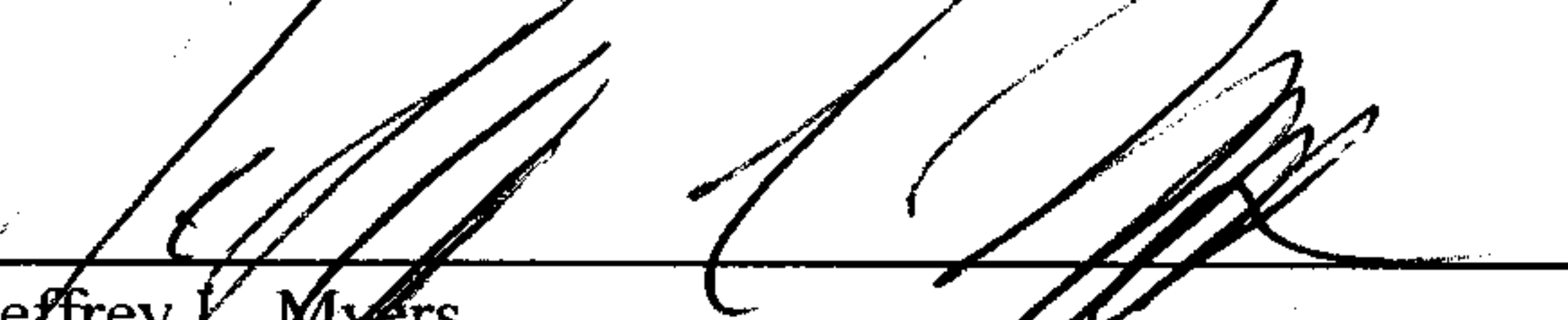
\*The property conveyed herein is not the homestead of Amber A. Freeman fka Amber A. Myers or her spouse.\*

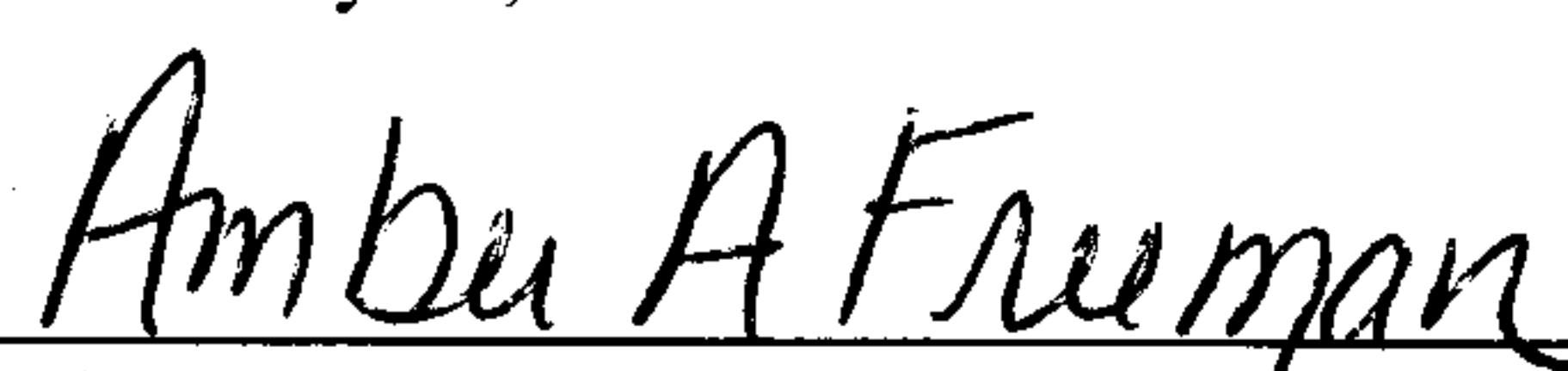
**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

**GRANTORS DO HEREBY COVENANT**, for themselves, their successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTORS are at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

**GRANTORS HAVE HERETO** set their hands and seals on January 10, 2013.

  
Jeffrey L. Myers

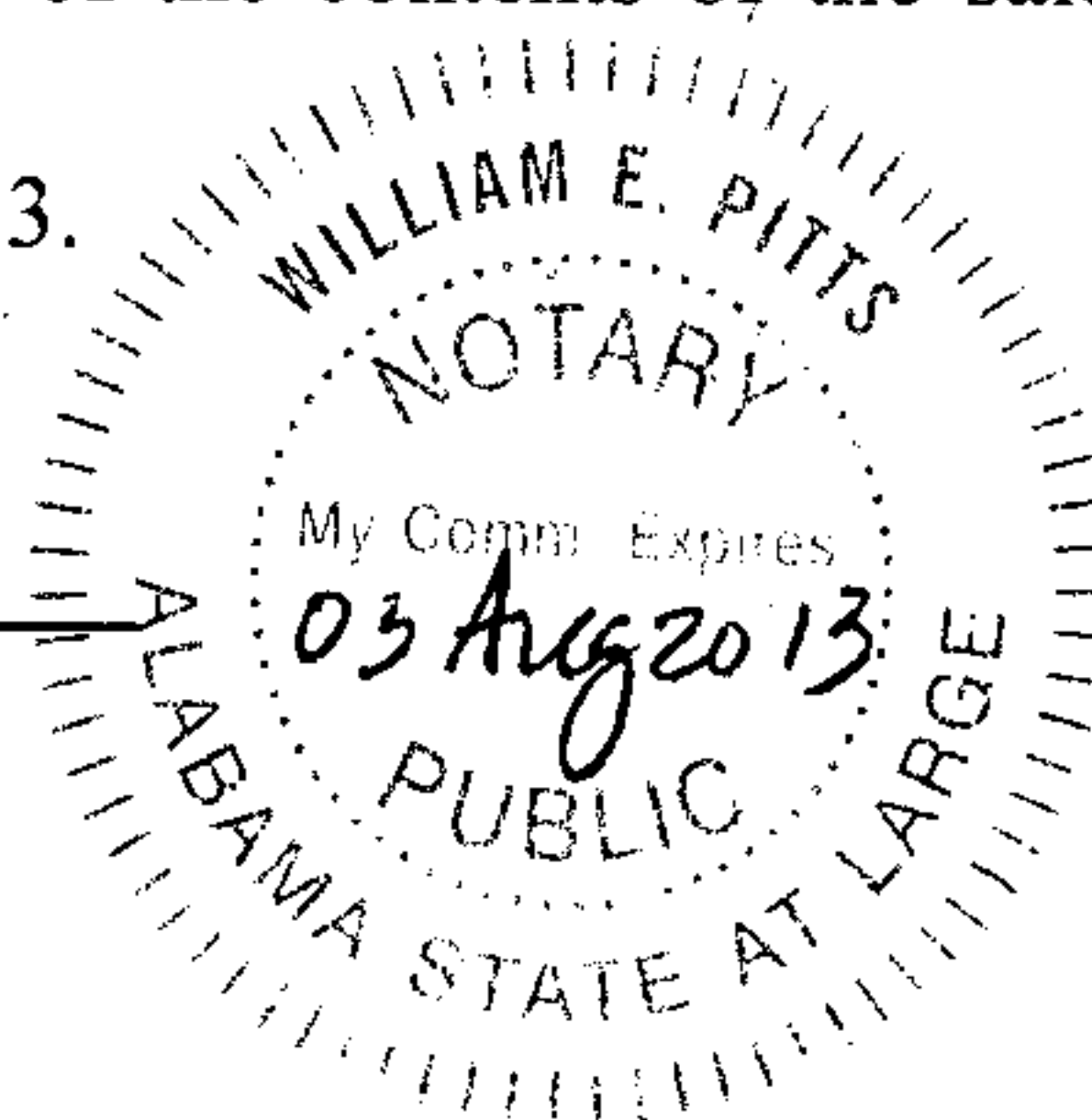
  
Amber A. Freeman fka Amber A. Myers

STATE OF ALABAMA  
COUNTY OF SHELBY

**I, THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Jeffrey L. Myers and Amber A. Freeman fka Amber A. Myers whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

**GIVEN UNDER MY HAND**, on January 10, 2013.

  
NOTARY PUBLIC



Shelby County, AL 01/18/2013  
State of Alabama  
Deed Tax: \$9.50



# Real Estate Sales Validation Form

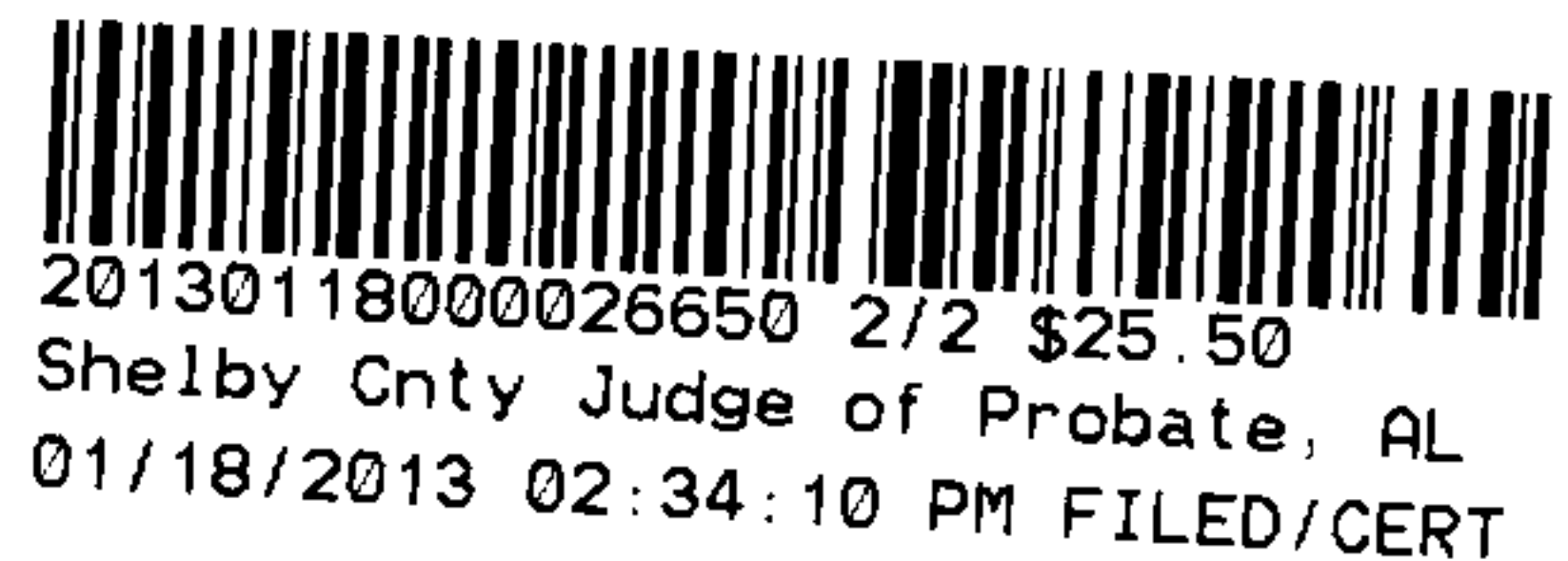
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jeffrey L. Myers and Amber A. Freeman Grantee's Name Christopher D. Blaney  
Mailing Address 105 Blue Wing Circle Mailing Address 105 Blue Wing Circle  
Pelham AL 35124 Pelham AL 35124  
Property Address 105 Blue Wing Circle Date of Sale 1/10/13  
Pelham AL 35124 Total Purchase Price \$ 181,000  
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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other



If the conveyance document presented for recordation contains all of the 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 1/10/13

Unattested

(verified by)

Print W Eric P. Hs

Sign W Eric P. Hs

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1