

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Blanton Properties, LLC
2061 Highway 56
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and No/00 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Starr M. Largin, a married woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Blanton Properties, LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

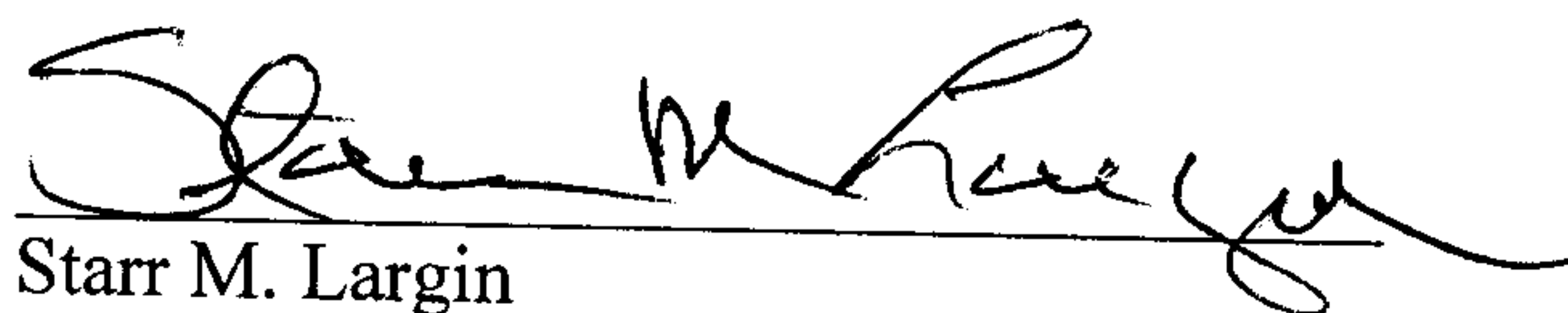
The other Grantee in deed recorded in Instrument #20050527000259620 died on or about 10-7, 2012.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR OR HER SPOUSE.

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 Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of January, 2013.


Starr M. Largin

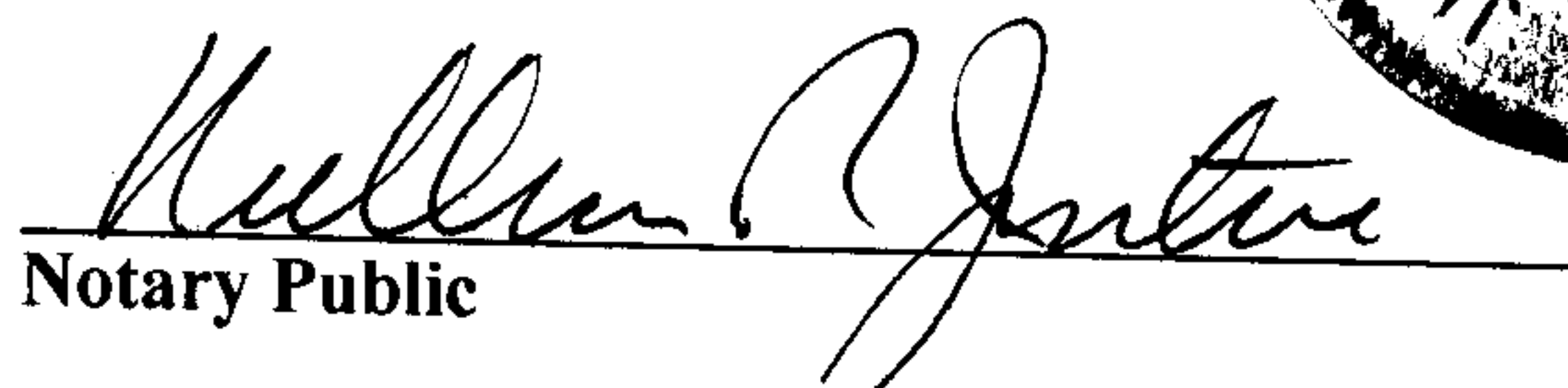
STATE OF ALABAMA
SHELBY COUNTY


20130131000042560 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
01/31/2013 03:10:36 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Starr M. Largin, who 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2013.

My Commission Expires: 9/12/15

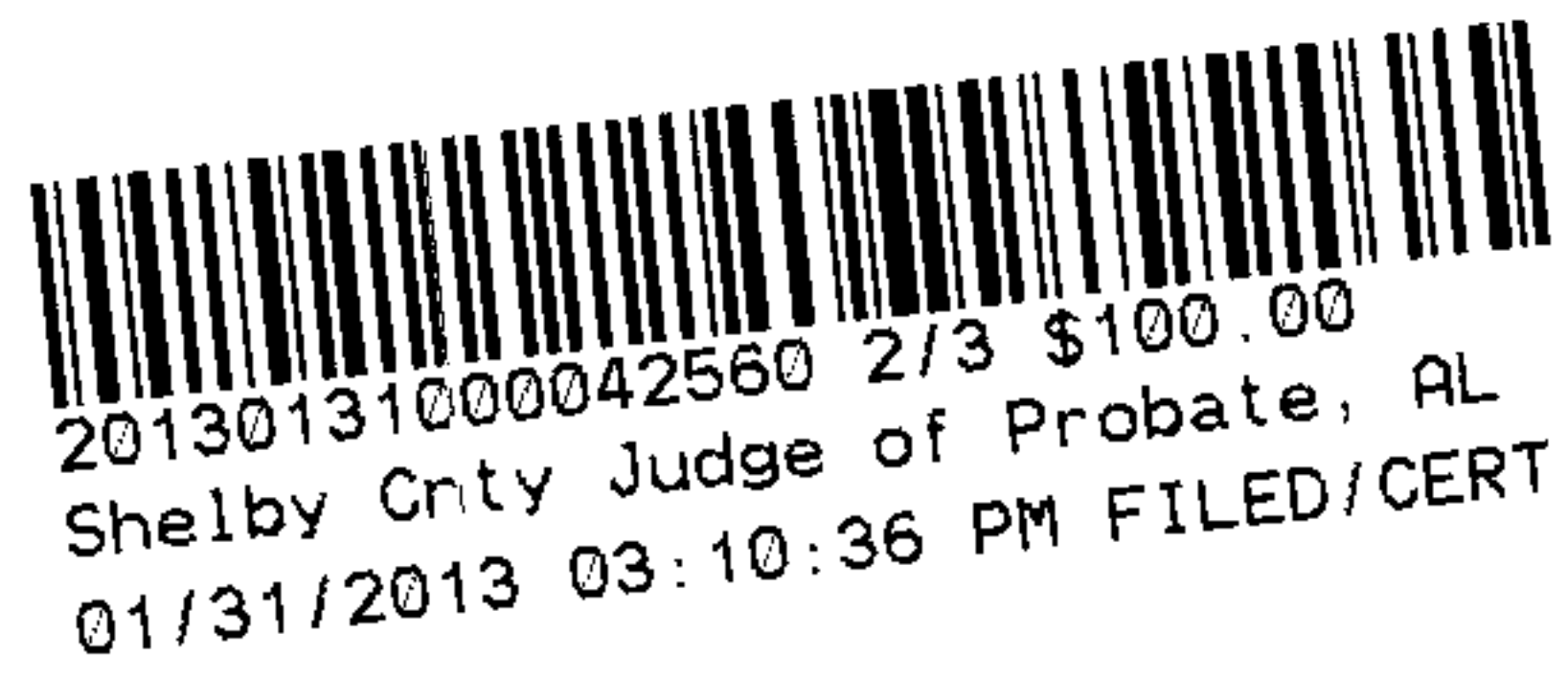

Notary Public



Shelby County, AL 01/31/2013
State of Alabama
Deed Tax: \$82.00

EXHIBIT "A"
LEGAL DESCRIPTION

That certain lot or parcel of land described as commencing at the SW corner of Section 24, Township 21 South, Range 1 West, and run thence North 3 deg. West along the West boundary of said section 540 feet to the North boundary of Sterrett Street; thence run Easterly along the North boundary of said Sterrett Street a distance of 140 feet to the point of beginning of the lot herein described and conveyed; thence continue Easterly along the North boundary of said Sterrett Street 70 feet to the SE corner of the property owned by R.R. Joiner at the time of his death; thence run North 3 deg. West along the East boundary of the property owned by R.R. Joiner, 780 feet, more or less, to the North boundary of SW 1/4 of SW 1/4 of said section; thence westerly along the North boundary of said Quarter-Quarter section 70 feet; thence South 3 deg. East 780 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Starr M. Largin
Mailing Address 2061 Hwy 56
Wilsonville, AL 35186

Grantee's Name: Blanton Development, LLC
Mailing Address: 2061 Hwy 56
Wilsonville, AL 35186

Property Address: 108 E. Sterrett Street
Columbiana, AL 35051

Date of Sale 1-31-13

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 81,600.00

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 – Tax Assessor 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).

Date 1-31-13

*Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

Starr M. Largin

 Unattested

(Verified by)

