

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

Send Tax Notice to:
Mr. & Mrs. Dennis N. Blackerby
P O Box 254
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for no monetary consideration, but to create a joint tenancy with right of survivorship, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Dennis N. Blackerby and wife Lynette Blackerby**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **Dennis N. Blackerby and Lynette Blackerby**, (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said Grantees, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of July, 2013.



20130717000290540 1/3 \$137.50
Shelby Cnty Judge of Probate, AL
07/17/2013 12:46:28 PM FILED/CERT

Dennis N. Blackerby

Lynette Blackerby

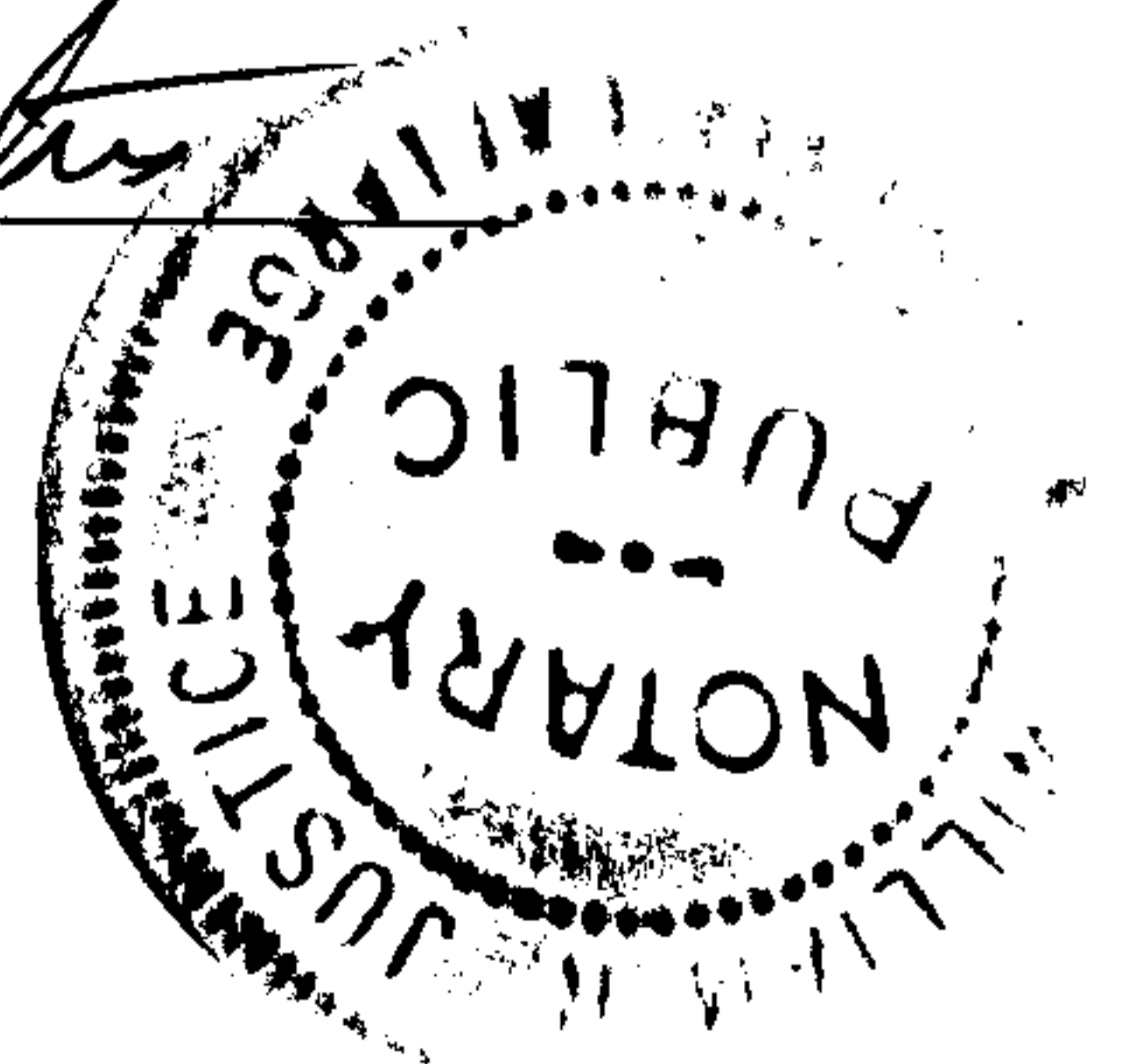
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Dennis N. Blackerby and Lynette Blackerby, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 2013.

Notary Public

My commission expires: 9/12/15



Shelby County, AL 07/17/2013
State of Alabama
Deed Tax: \$119.50


EXHIBIT "A"

LEGAL DESCRIPTION

Commencing at the Southeast corner of the NE $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama; thence N 89 degrees 41 minutes 50 seconds W along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ line for 315.06 feet to a point on the West side of an air strip; thence N 51 degrees 29 minutes 30 seconds W along the West side of said air strip for 61.17 feet to the point of beginning; thence N 51 degrees 29 minutes 30 seconds W along the West side of said air strip for 299.53 feet to a point; thence S 40 degrees 40 minutes 5 seconds W for 629.99 feet to a point in the center line of a private drive; thence S 62 degrees 55 minutes 10 seconds E along said center line for 154.39 feet to a point; thence S 10 degrees 18 minutes 10 seconds E along said center line for 84.59 feet to a point; thence N 66 degrees 53 minutes 25 seconds E for 279.83 feet; thence N 35 degrees 03 minutes 40 seconds E for 409.21 feet back to the point of beginning. Being in and a part of the Southwest $\frac{1}{4}$ of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama.

Also: a strip of land 20 feet in width to be used for ingress and egress purposes only. Centerline of said strip described as follows:

Commencing at the SE corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 2, Township 21S, Range 1 East, Shelby County; thence N 89 degrees 41 minutes 50 seconds W along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ line for 315.06 feet to a point on the West side of an air strip; thence N 51 degrees 29 minutes 30 seconds W along the West side of said air strip for 61.17 feet to a point; thence S 35 degrees 03 minutes 40 seconds W for 409.21 feet; thence S 66 degrees 53 minutes 25 seconds W for 279.83 feet to the point of beginning; thence S 9 degrees 47 minutes 20 seconds E along said center line for 514.50 feet to the R.O.W. of State Highway #25 and terminating there.


20130717000290540 2/3 \$137.50
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Real Estate Sales Validation Form

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

Grantor's Name : Dennis N. Blackerby
Mailing Address P O Box 254
Wilsonville, AL 35186

Grantee's Name: Dennis N. Blackerby & Lynette Blackerby
Mailing Address: P O Box 254
Wilsonville, AL 35186

Property Address: 114 Hylton Road
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 238,100.00

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
 Other - Tax Assessor records (Added spouse to deed) 1/2 = 119,050.
Deed tax based on 1/2 of assessed value.

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 7-12-13

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Dennis N Blackerby

____ Unattested

____ (Verified by)

