20130807000320680 1/3 $22.50
Shelby Cnty Judge of Probate, AL
08/07/2013 08:49:18 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

Shelby County, AL 08/07/2013
State of Alabama
Deed Tax:$2.50

**[Space Above This Line For Recording Data]**

# WARRANTY DEED

## Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Twenty Seven Thousand, Five Hundred and no/100's Dollars ($127,500.00)** to the undersigned grantor,

**William R. Blaising, a married man**

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto the grantees

**James T. Cook and Dalila Cook**

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 10, according to the Resurvey of Blocks 5 and 12, Alabaster Gardens, as recorded in Map Book 9, Page 51, in the Probate Office of Shelby County, Alabama.**

**Subject to:**
**1. The lien of ad valorem taxes for the year 2013, and subsequent years.**
**2. Municipal improvements, taxes, assessments and fire district dues against subject property, if any.**
**3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.**
**4. Such state of facts as shown on the plat of Alabaster Gardens, as recorded in Map Book 9, Page 51, in the Probate Office of Shelby County, Alabama.**
**5. Right of way granted to Alabama Power Company as set forth in Deed Book 181, Page 34.**
**6. Right of way granted to Shelby County, Alabama as set forth in Book 156, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.**
**7. Right of way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company as set forth in Real Vol. 25, Page 135.**
**8. Easement to Plantation Pipeline as recorded in Deed Book 112, Page 321, in the Probate Office of Shelby County, Alabama.**

**The above described property is not the homestead of the grantor or his spouse.**

**$125,190.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 1st day of August, 2013.

WITNESS:

_____

William R. Blaising

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William R. Blaising, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1st day of August, 2013.

Notary Public

SEND TAX NOTICE TO:
James T. Cook
203 7th Street NW
Alabaster, Alabama 35007

OFFICIAL SEAL
F. WAYNE KEITH
NOTARY PUBLIC - ALABAMA
STATE AT LARGE
My Comm. Expires 12-3-2013

**Real Estate Sales Validation Form**

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

Grantor's Name: William R. Blaising

Mailing Address : 2469 Tyler Road
Hoover, AL 35226

Property Address:203 7th Street NW
Alabaster, AL 35007

Grantees' Name: James T. Cook
Dalila Cook

Mailing Address: 203 7th Street NW
Alabaster, AL 35007

Date of Transfer: August 1, 2013
Total Purchase Price: 127,500.00
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
x Sales Contract
x Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions
1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address -.the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. 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.
6. 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 assessors current market value.
7. 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: August 1, 2013

_____ Unattested

Sign _____
x (verified by grantor)

Sign _____
x (verified by grantee)

Sign _____
x (verified by grantee)

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