

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
William P. Wildes and Sheila H. Wildes
222 North Street
Shelby, AL 35143

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **DANNY O. BLACKMON, a married man** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **WILLIAM P. WILDES and SHEILA H. WILDES** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama:

Exhibit A, Legal Description, attached hereto and incorporated herewith.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$160,000.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

Subject property is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 10th day of October, 2013.


DANNY O. BLACKMON

Shelby County, AL 10/14/2013
State of Alabama
Deed Tax: \$40.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DANNY O. BLACKMON**, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of October, 2013.

NOTARY PUBLIC
My commission expires:

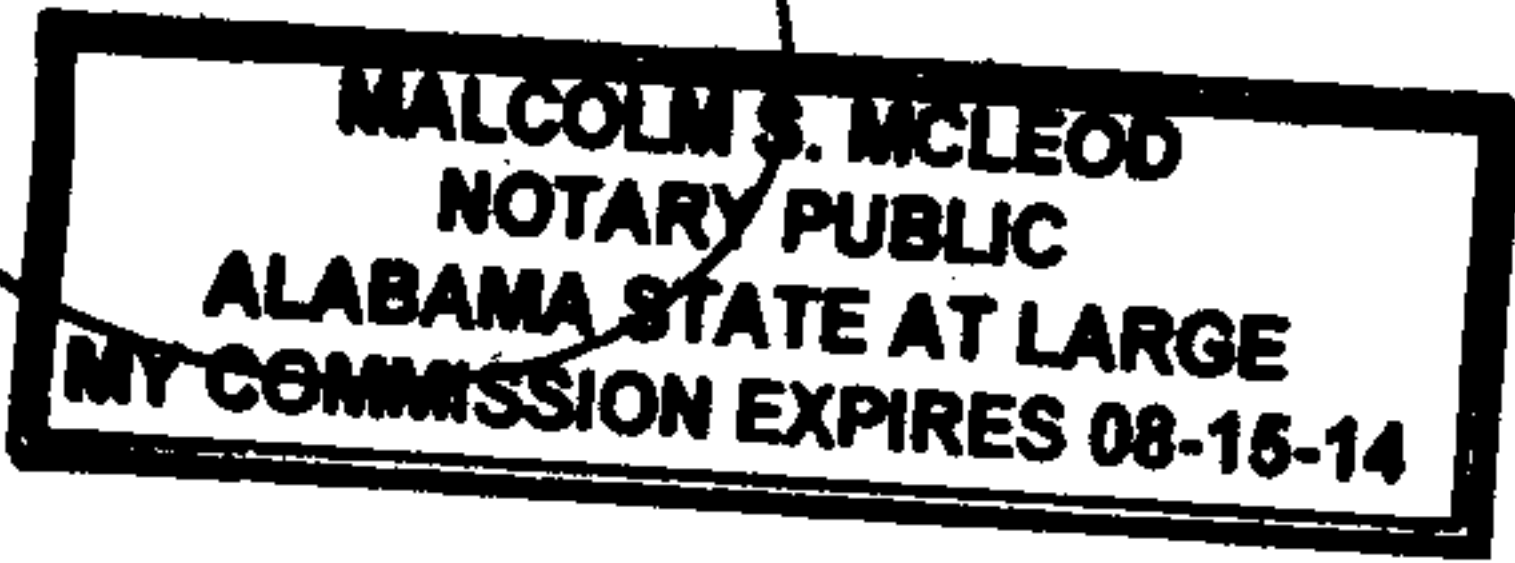

MALCOLM S. MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 08-16-14

Exhibit A, Legal Description

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 FOLLOW: 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. 03MIN. 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.



20131014000409290 2/3 \$60.00
Shelby Cnty Judge of Probate, AL
10/14/2013 10:41:02 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name DANNY C. BLACKMON
Mailing Address 102 HEATHER RIDGE DR
PELHAM, AL
35124

Grantee's Name WILLIAM P. WILDES
Mailing Address SHEILA H. WILDES
222 NORTH STREET
SHELBY, AL 35143

Property Address 222 NORTH STREET
SHELBY, AL
35143

Date of Sale 10/10/13
Total Purchase Price \$ 200,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20131014000409290 3/3 \$60.00
Shelby Cnty Judge of Probate, AL
10/14/2013 10:41:02 AM FILED/CERT

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 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 10/11/13

Print Malcolm S. McLeod

☐ Unattested

[Signature]
(verified by)

Sign

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

Form RT-

My Commission Expires
3/8/14