


This instrument was prepared without
benefit of title evidence or survey by:

Grantee's address:
1579 Hiawatha Road
Calera, Alabama 35040

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051


20140424000121240 1/6 \$49.00
Shelby Cnty Judge of Probate, AL
04/24/2014 04:11:39 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Norman James Blair, married, and Mark Matson Blair, married, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Shelby Blair Drumm (herein referred to as GRANTEE, whether one or more) all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1:

A parcel of land situated in the SE 1/4 of Section 9, Township 24 North, Range 14 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the SE ¼ of of the SE ¼ of the above said Section, Township and Range; thence N00°00'00"W, a distance of 921.73'; thence S19°37'19"W, a distance of 263.92'; thence S19°34'05"W, a distance of 237.96'; thence N81°19'44"W, a distance of 87.20' to the POINT OF BEGINNING, thence continue along the last described course, a distance of 18.00', thence S14°03'41"W, a distance of 453.00'; thence S81°19'44"E, a distance of 18.00'; thence N14°03'41"E, a distance of 453.00' to the POINT OF BEGINNING.

Said Parcel containing 0.19 acres, more or less.

Legal Description based upon the survey, performed on March 21st, 2006, by surveyor Rodney Y. Shiflett (AL.Reg.#21784)

Survey of Parcel 1 attached hereto as Attachment 1.

Shelby County, AL 04/24/2014
State of Alabama
Deed Tax: \$20.00

Parcel 2:

Section 9, Township 24 North, Range 14 East, PARCEL-2

more particularly described as follows:

Commence at the northeast corner of the southeast quarter of the southeast quarter of Section 9, Township 24 North, Range 14 East, Shelby County, Alabama and run thence N 90 00' 00" W along the north line of said quarter-quarter section a distance of 921.53' to a point; Thence run S 19 37' 19" W a distance of 263.92' to a point; Thence run S 19 20' 51" W a distance of 239.47' to a point; Thence run N 81 19' 44" W a distance of 282.12' to a rebar corner and the point of beginning of the property being described; Thence run S 13 58' 45" W a distance of 191.27' to a rebar corner; Thence run N 81 10' 25" W a distance of 164.87' to a rebar corner; Thence run N 11 04' 52" W a distance of 368.03' to a rebar corner on the southerly margin of Hiawatha Road; Thence run N 77 54' 48" E along said margin of said road a distance of 13.02' to a corner; Thence run N 77 18' 02" E along said margin of said road a distance of 235.90' to the P.C. of a curve to the right having a central angle of 39 45' 24" and a radius of 183.89'; Thence run easterly along the arc of said curve an arc distance of 127.60' to a rebar corner; Thence run S 19 57' 22" W a distance of 255.14' to the point of beginning, containing 2.47 acres, more or less.

Survey of Parcel 2 attached hereto as Attachment 2

Parcel 3:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of of the SE $\frac{1}{4}$ of Section 9, Township 24 North, Range 14 East, Shelby County, Alabama, and run thence North 90 degrees 00 minutes 00 seconds West along the north line of said Quarter-Quarter Section a distance of 921.73 feet to a point; thence run South 19 degrees 37 minutes 19 seconds West 263.92 feet to a steel pin corner on the South margin of Hiawatha Road; thence continue along last described course 238.00 feet to a steel pin corner; thence run North 81 degrees 19 minutes 44 seconds West a distance of 281.97 feet to a steel pin corner and the point of beginning of the property herein described; thence run South 13 degrees 59 minutes 31 seconds West a distance of 453 feet; thence turn an angle to the left of 90 degrees and run a Southeasterly direction a distance of 177.00 feet; thence turn an angle to the left of 90 degrees and run in a Northeasterly direction for 453.00 feet to the South line of property described in Instrument #1996-37780; thence turn an angle to the left and run along the South side of said deed 177.00 feet, more or less, to the point of beginning.

The above described property is not the homestead of either GRANTOR or his spouse.


The property conveyed by this deed is the same said property conveyed to one James D. Blair in Instruments number 20071004000464710, 20060829000424940 and 20051014000537120. James D. Blair died on July 20, 2011. His only surviving heirs at law are Norman James Blair (Grantor), Mark Matson Blair (Grantor) and Shelby Blair Drumm (Grantee).

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,
this the 17 day of March 2014


Norman James Blair

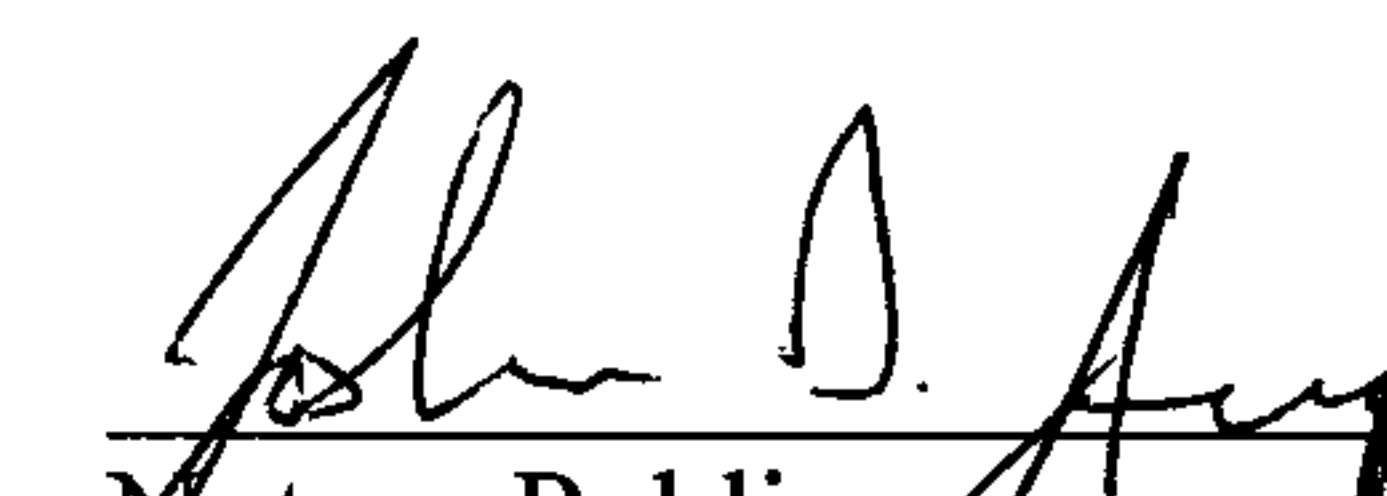

Mark Matson Blair

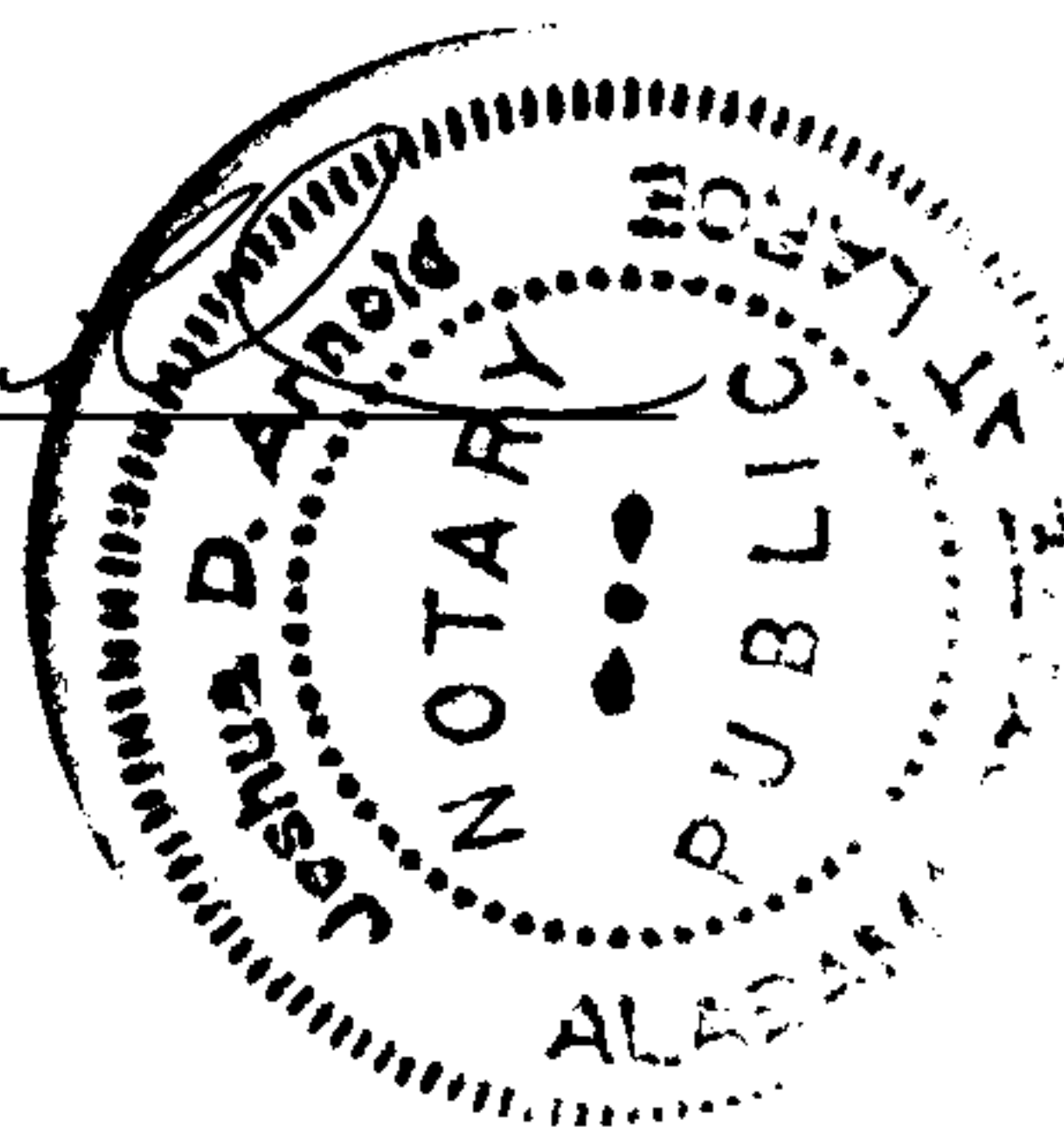
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman James Blair, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17TH day of MARCH,
2014.


Notary Public

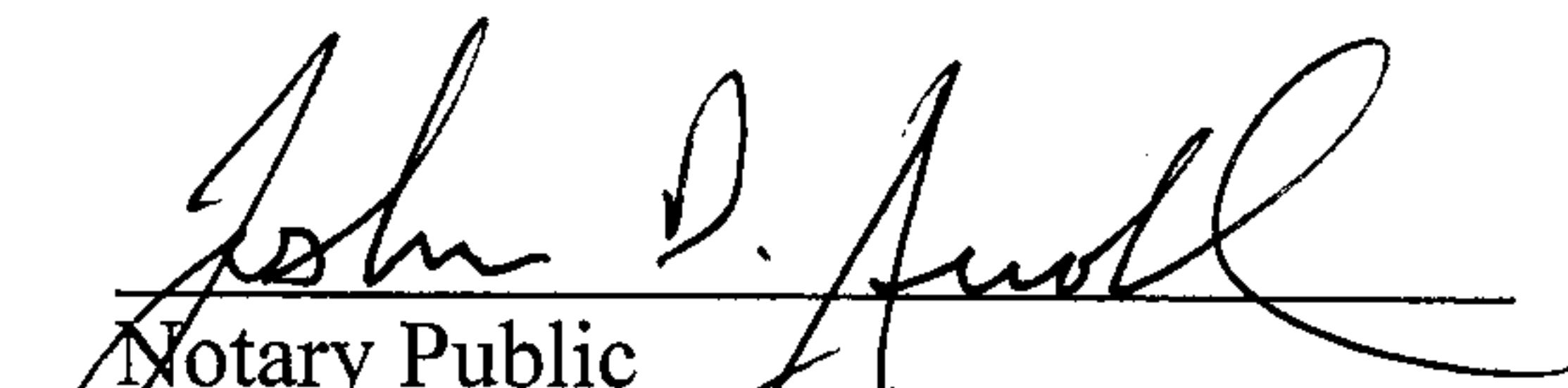


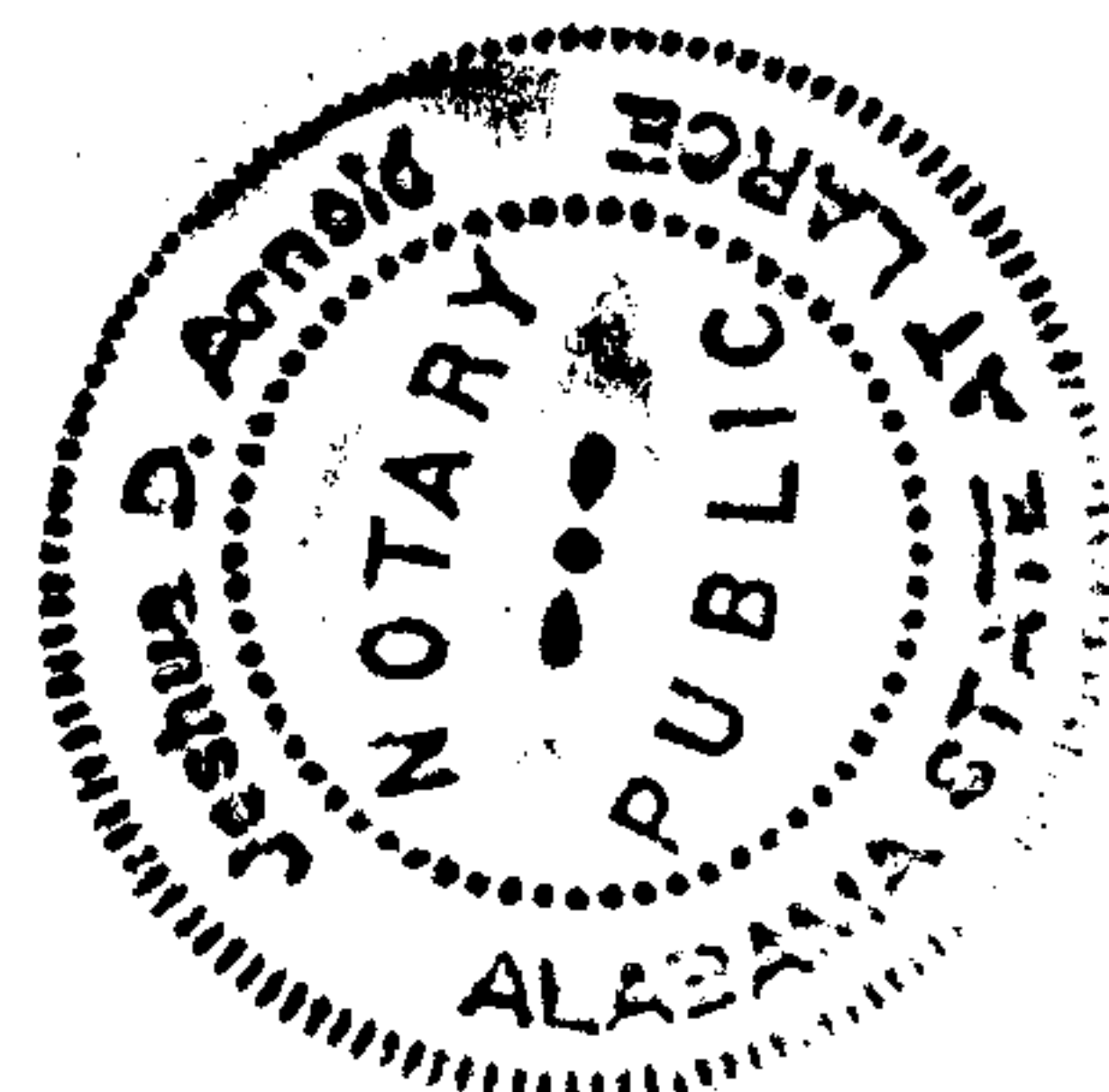
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Matson Blair, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17TH day of MARCH,
2014.


Notary Public



ATTACHMENT 1

STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

A Parcel of land situated in the SE 1/4 of Section 9, Township 24 North, Range 14 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE Corner of the SE 1/4 of the SE 1/4 of above said Section, Township and Range; thence N00°00'00"W, a distance of 921.73'; thence S19°37'19"W, a distance of 263.92'; thence S19°34'05"W, a distance of 237.96'; thence N81°19'44"W, a distance of 87.20' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 18.00'; thence S14°03'41"W, a distance of 453.00'; thence S81°19'44"E, a distance of 18.00'; thence N14°03'41"E, a distance of 453.00' to the POINT OF BEGINNING.

Said Parcel containing 0.19 acres, more or less.

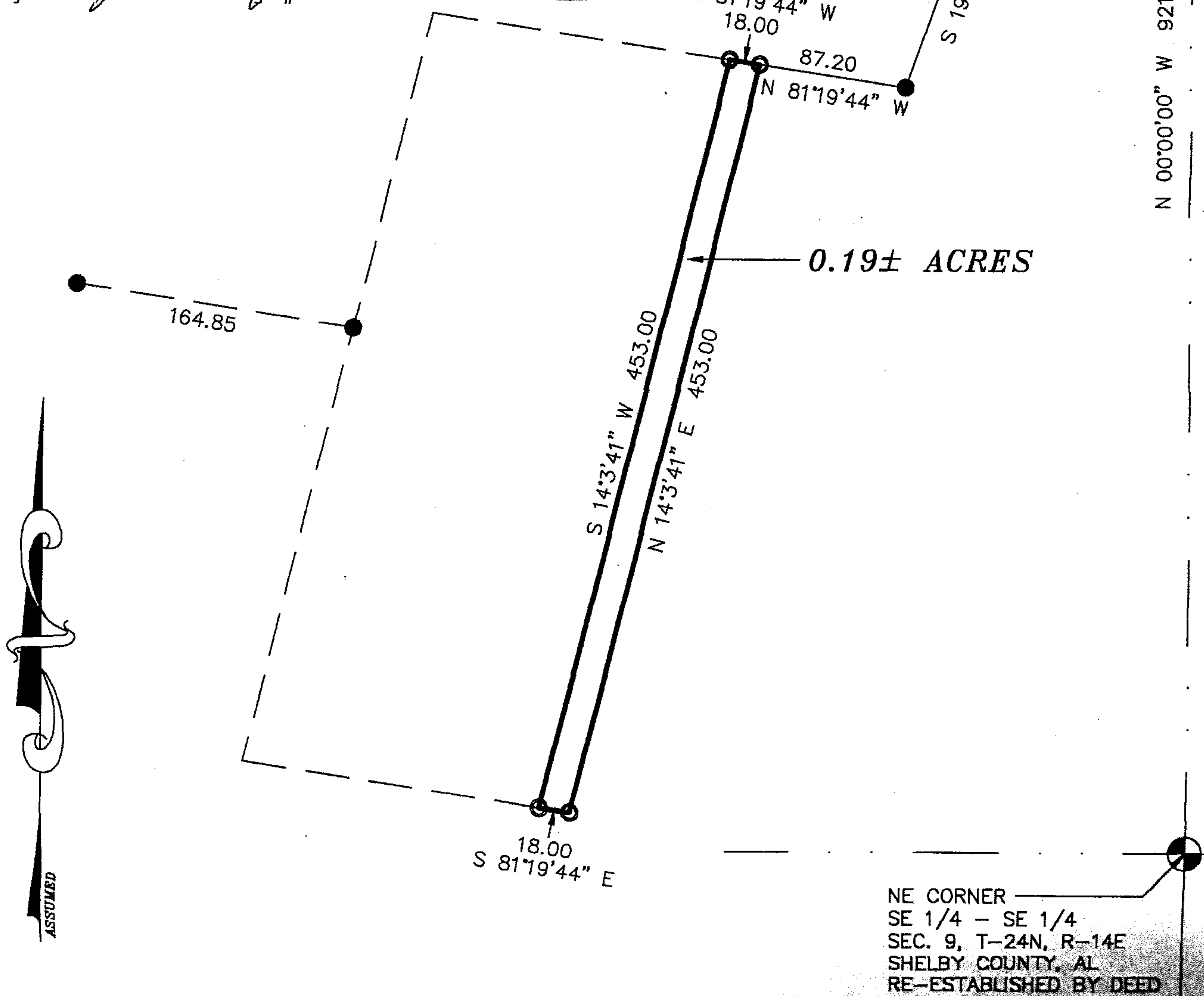
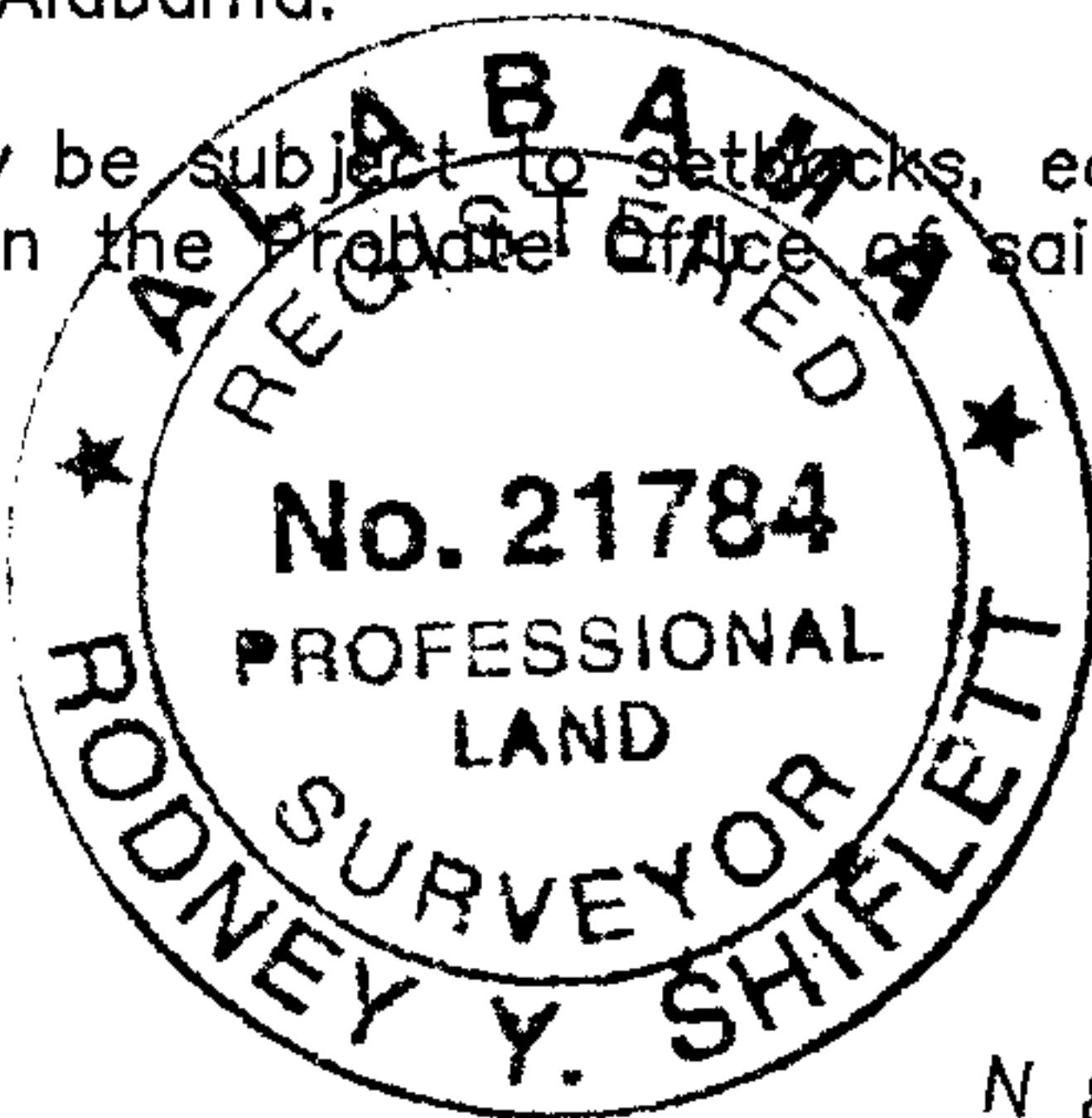
NOTES:

This survey is based in part on a Deed recorded in Inst. #2005-53712, in the Office of the Judge of Probate of Shelby County, Alabama.

This Parcel shown and described herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of March 21, 2006

Rodney Shiflett
Rodney Y. Shiflett Al. Reg. #21784



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ROW RIGHT-OF-WAY
- ⌒ CENTER LINE
- ⊕ UTILITY POLE
- U — OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP

JOB NO. 06097

ADDRESS

DATE 3/21/06

SCALE 1" = 100'

DRAWN BY H. LETTS

CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

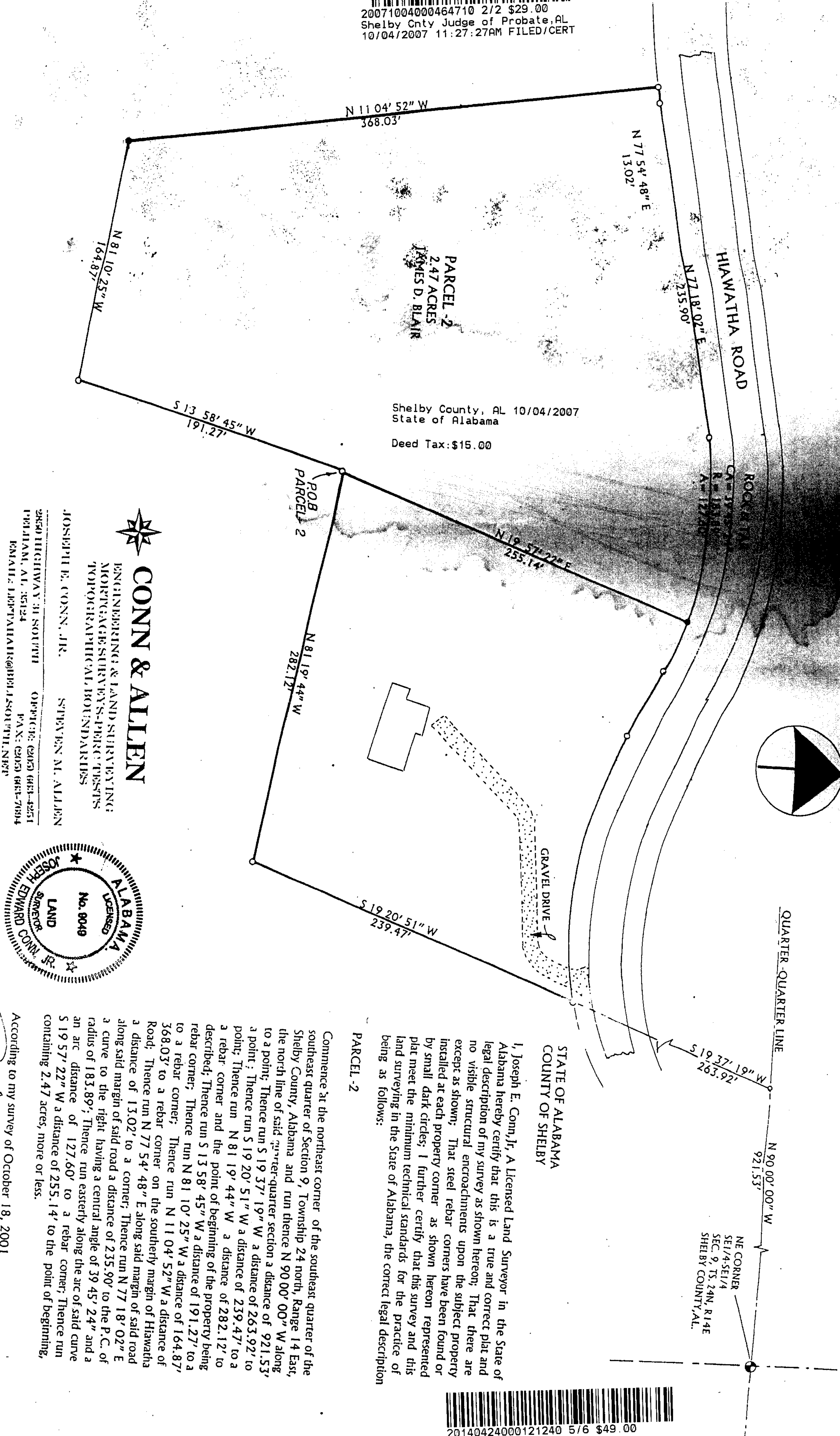
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298



20140424000121240 4/6 \$49.00
Shelby Cnty Judge of Probate, AL
04/24/2014 04:11:39 PM FILED/CERT

ATTACHMENT 2

20071004000464710 2/2 \$29.00
Shelby Cnty Judge of Probate, AL
10/04/2007 11:27:27AM 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 1583 HIAWATHA ROAD
Mailing Address CALERA, AL 35040
1655 HIAWATHA ROAD
CALERA, AL 35040

Grantee's Name 1579 HIAWATHA ROAD
Mailing Address CALERA, AL 35040

Property Address 1757 HIAWATHA ROAD
CALERA, AL 35040

Date of Sale 03-17-2014
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 19,610.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 04-03-2014

Print Joshua D. Arnold

☐ Unattested

Sign Joshua D. Arnold

(Grantor/Grantee/Owner/Agent) circle one



20140424000121240 6/6 \$49.00
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Form RT-1