

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

Grantee's address:
122 Raley Street
Vincent, Alabama 35178

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

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen thousand and no/100 DOLLARS (\$15,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Pam Denty, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Patrick Blackburn and Tana Blackburn (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, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

A LOT OR PARCEL OF LAND LOCATED IN THE NE ¼ OF THE SE ¼ OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 EAST, CITY OF VINCENT, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 15; THENCE NORTH 18 DEGREES 00 MINUTES EAST ALONG THE EAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 231, 608.0 FEET; THENCE NORTH 85 DEGREES 17 MINUTES EAST 245.95 FEET; THENCE SOUTH 9 DEGREES 39 MINUTES EAST 98.68 FEET TO THE PLACE OF BEGINNING; THENCE FROM THE PLACE OF BEGINNING NORTH 85 DEGREES 17 MINUTES EAST 259.78 FEET TO THE WESTERLY SIDE OF A PAVED ROAD; THENCE SOUTH 15 DEGREES 15 MINUTES EAST ALONG THE WESTERLY SIDE OF SAID PAVED ROAD 100.0 FEET; THENCE SOUTH 85 DEGREES 17 MINUTES WEST 269.6 FEET; THENCE NORTH 9 DEGREES 39 MINUTES WEST 98.68 FEET TO THE PLACE OF BEGINNING.

A LOT OR PARCEL OF LAND LOCATED IN THE NE ¼ OF THE SE ¼ OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 EAST, CITY OF VINCENT, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 15; THENCE NORTH 18° 00' EAST ALONG THE EAST RIGHT-OF-WAY OF U. S. HIGHWAY NO. 231, 608.0 FEET; THENCE NORTH 85° 17' EAST 245.95 FEET TO A POINT, BEING THE POINT OF BEGINNING OF THE LOT HEREIN CONVEYED; THENCE FROM THE PLACE OF BEGINNING NORTH 85° 17' EAST 250.0 FEET TO THE WESTERLY SIDE OF A PAVED ROAD; THENCE SOUTH 15° 15' EAST 100.0 FEET; THENCE SOUTH 85° 17' WEST 259.78 FEET; THENCE NORTH 9° 39' WEST 98.68 FEET TO THE PLACE OF BEGINNING.

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

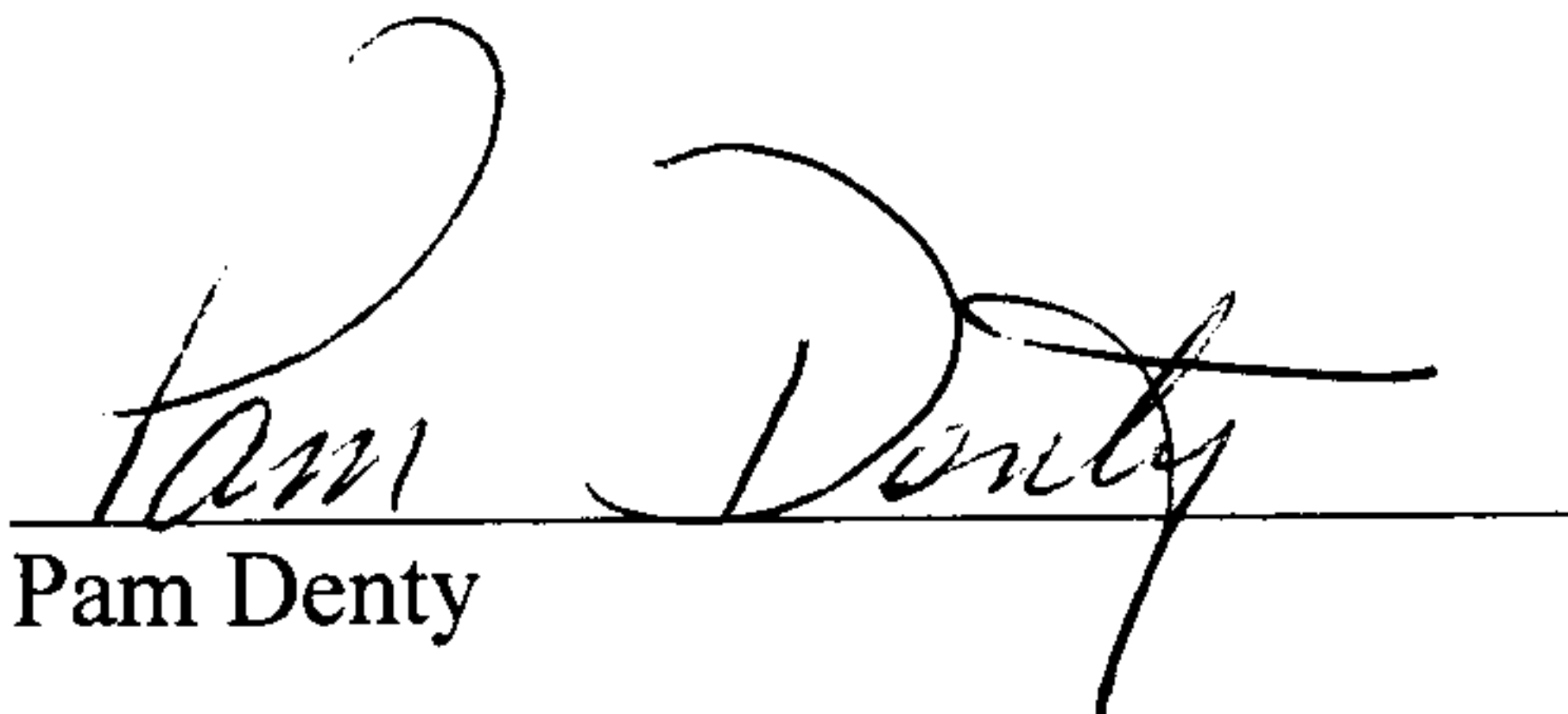

20141112000355710 1/3 \$35.00
Shelby Cnty Judge of Probate: AL
11/12/2014 11:32:17 AM FILED/CERT

Shelby County: AL 11/12/2014
State of Alabama
Deed Tax: \$15.00

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 12 day of November, 2014.

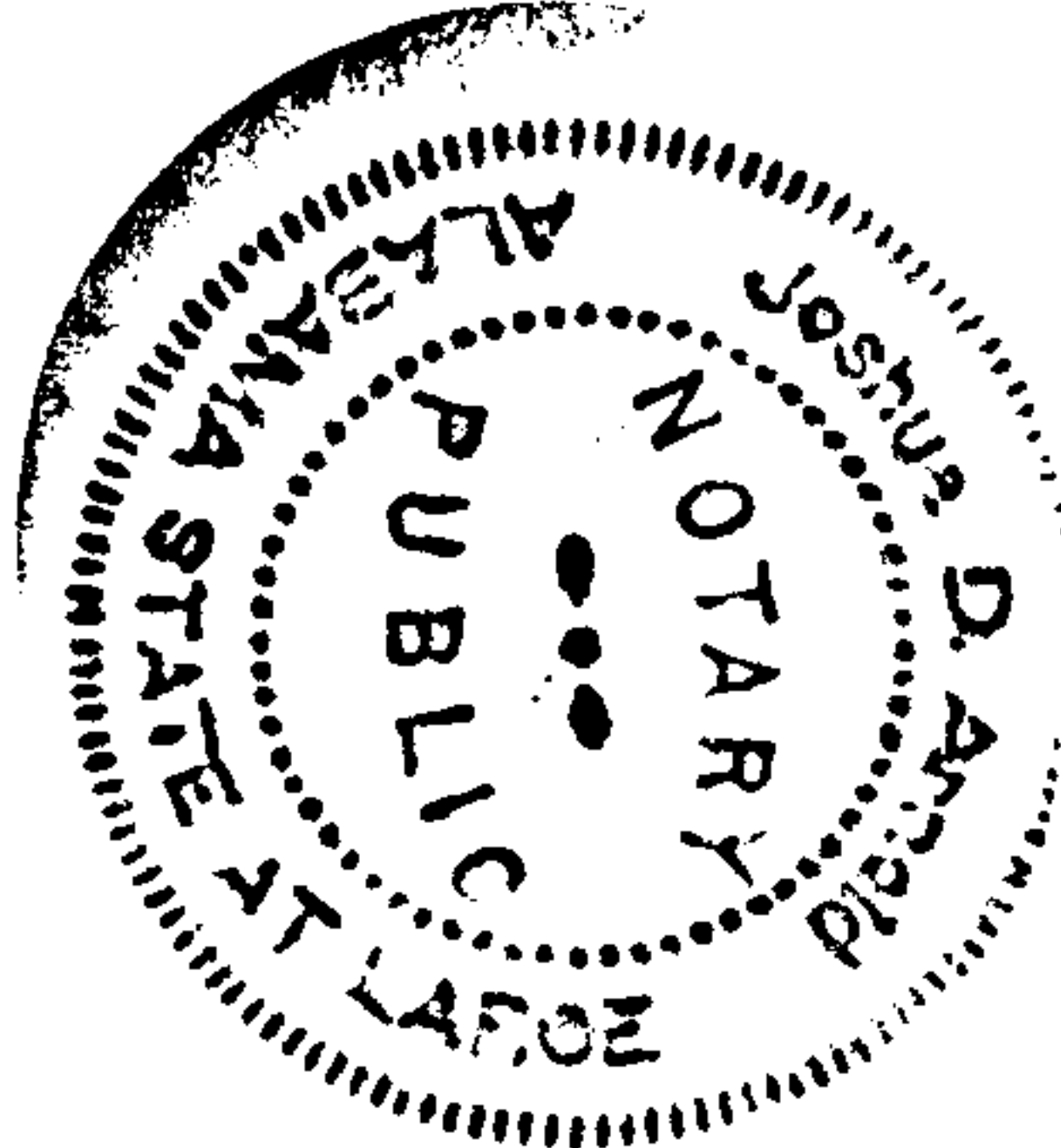

Pam Denty

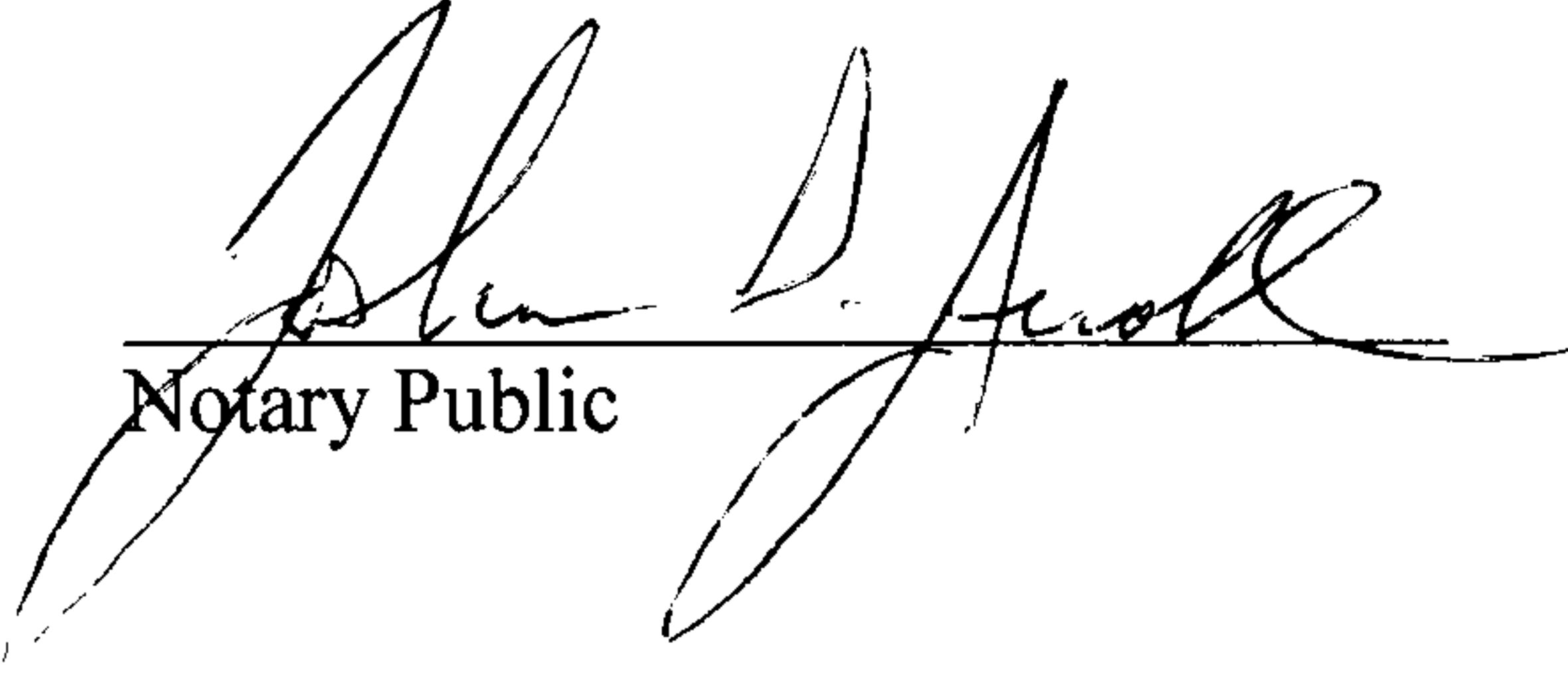
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pam Denty, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of NOVEMBER, 2014.




Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Pam Denty
Mailing Address 103 HOWARD HILL DRIVE
VINCENT, AL 35178

Grantee's Name PATRICK AND TANA BLACKBURN
Mailing Address 122 RALEY STREET
VINCENT, AL 35178

Property Address 122 RALEY STREET
VINCENT, ALABAMA 35178

Date of Sale 11-12-2014
Total Purchase Price \$ 15,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20141112000355710 3/3 \$35.00
Shelby Cnty Judge of Probate, AL
11/12/2014 11:32:17 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 11-12-14

Print Pam Denty

Unattested

Sign Pam Denty

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1