

48151
Shelby

20141204000381710 1/3 \$105.00
Shelby Cnty Judge of Probate, AL
12/04/2014 01:04:57 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Kenneth S. Blaylock
Adeline Blaylock
2570 South River Road
Shelby, AL 35143

Source of title Deed Book 2010, page 237760

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Four hundred twenty five thousand and 00/100 (\$425,000.00) Dollars, of which amount \$340,000.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Thomas R. Edwards, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Kenneth S. Blaylock and Adeline Blaylock, husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See exhibit A attached hereto and incorporated herein for legal description.

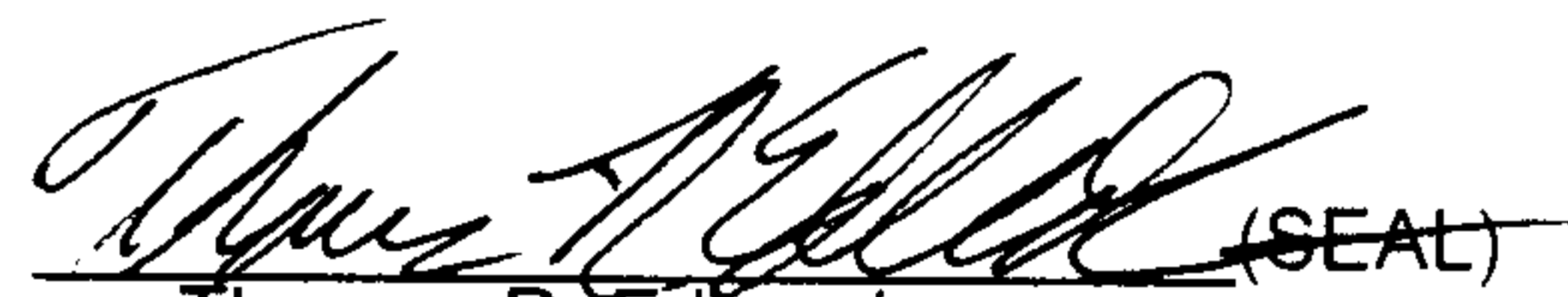
Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this November 26, 2014.

 (SEAL)
Thomas R. Edwards

_____(SEAL)

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Edwards, a single man, 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 on November 26, 2014.

My commission expires: Jan 17th 2018

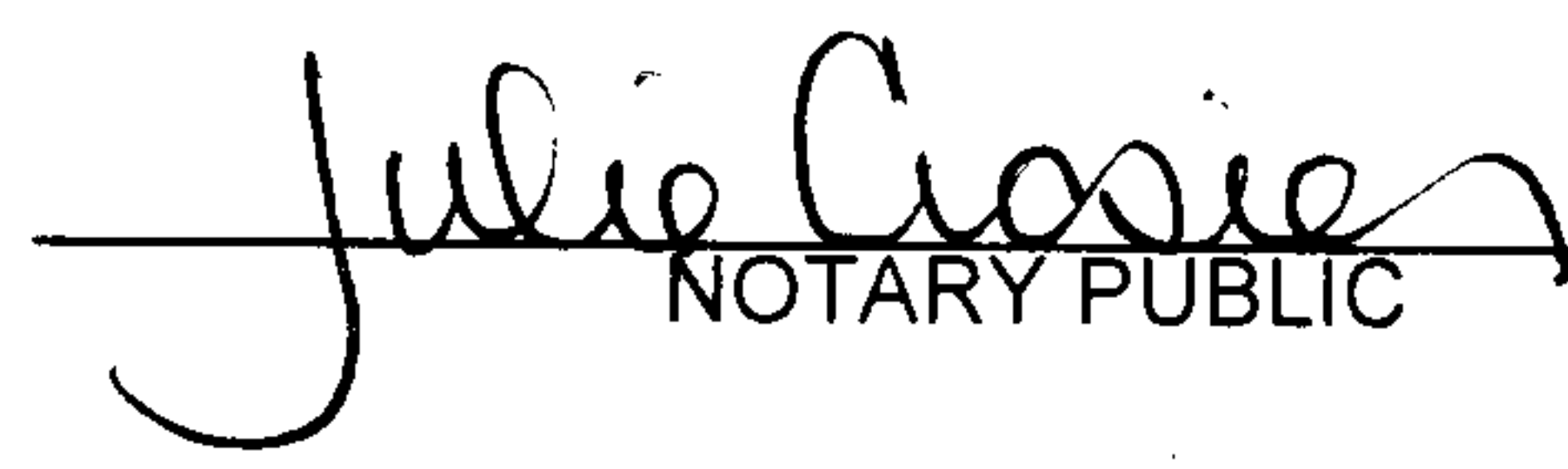

NOTARY PUBLIC

Exhibit A

Commence at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 1 East; thence proceed in a Southerly direction along the West boundary of said 1/4-1/4 for a distance of 952.10 feet to a point, being the Point of Beginning of the parcel of land herein described; thence continue along said West boundary of said 1/4-1/4 for 375.00 feet to a point, being the Southwest corner of the said NW 1/4 of NE 1/4, Section 12, Township 22 South, Range 1 East; thence turn an angle of 90 degrees 12 minutes 19 seconds left and run along the South boundary of said 1/4-1/4 for 986.97 feet to a point; thence turn an angle of 100 degrees 26 minutes 33 seconds left and run 162.12 feet to a point; thence turn an angle of 85 degrees 18 minutes 06 seconds right and run 76.27 feet to a point; thence turn an angle of 26 degrees 30 minutes 04 seconds left and run 171.66 feet to a point; thence turn an angle of 37 degrees 06 minutes 19 seconds left and run 83.17 feet to a point; thence turn an angle of 101 degrees 16 minutes 10 seconds left and run 1174.40 feet to the Point of Beginning. Said parcel is located in the NW 1/4 of the NE 1/4, Section 12, Township 22 South, Range 1 East. EXCEPTED from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC&G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

ROD EASEMENT FOR ACCESS:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4, Section 12, Township 22 South, Range 1 East; thence proceed in an Easterly direction along the South boundary of said 1/4-1/4 for a distance of 406.68 feet to a point, being the Point of Beginning of the centerline of a 60 foot easement herein described; thence turn an angle of 94 degrees 52 minutes 21 seconds left and run 427.20 feet; thence run along a curve to the right (concave Easterly and radius = 435.87 feet) for an arc distance of 175.70 feet; thence run along a tangent section for 724.23 feet; thence run along a curve to the right (concave Southeasterly and radius = 227.17 feet) for an arc distance of 111.37 feet; thence run along a tangent section for 26.9 feet; thence run along a curve to the left (concave Northwesterly and radius = 7544.81 feet) for an arc distance of 359.93 feet; thence run along a tangent section for 15.52 feet; thence run along a curve to the left (concave Northwesterly and radius = 3583.17 feet) for an arc distance of 199.95 feet; thence run along a tangent section for 174.95 feet; thence run along a curve to the left (concave Northwesterly and radius = 848.69 feet) for an arc distance of 238.42 feet; thence run along a tangent section for 545.60 feet; thence run along a curve to the left (concave Westerly and radius = 399.17 feet) for an arc distance of 167.96 feet; thence run along a tangent section for 146.04 feet; thence turn an angle of 48 degrees 01 minutes 34 seconds right and run 91.50 feet; thence run along a curve to the right (concave Southeasterly and radius = 390.59 feet) for an arc distance of 157.82 feet; thence run along a tangent section for 48.18 feet to the point of ending. Said easement shall be Sixty (60) feet in width; thirty feet each side of the above described centerline. Said easement is located in the NE 1/4 of SE 1/4, SE 1/4 of SE 1/4 and SW 1/4 of SE 1/4, Section 1, Township 22 South, Range 1 East and the NW 1/4 of NE 1/4, Section 12, Township 22 South, Range 1 East. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Thomas R. Edwards
Mailing Address 2570 S. River Rd
Shelby, AL 35143

Grantee's Name Kenneth S. Blaylock + Adeline
Mailing Address ~~2570 South River Road~~
~~Shelby, AL 35143~~
17440 Hwy 42, Shelby, AL 35143

Property Address 2570 S. River Rd
Shelby, AL 35143

Date of Sale 11-26-14

Total Purchase Price \$ 425,000.00

or

Actual Value \$

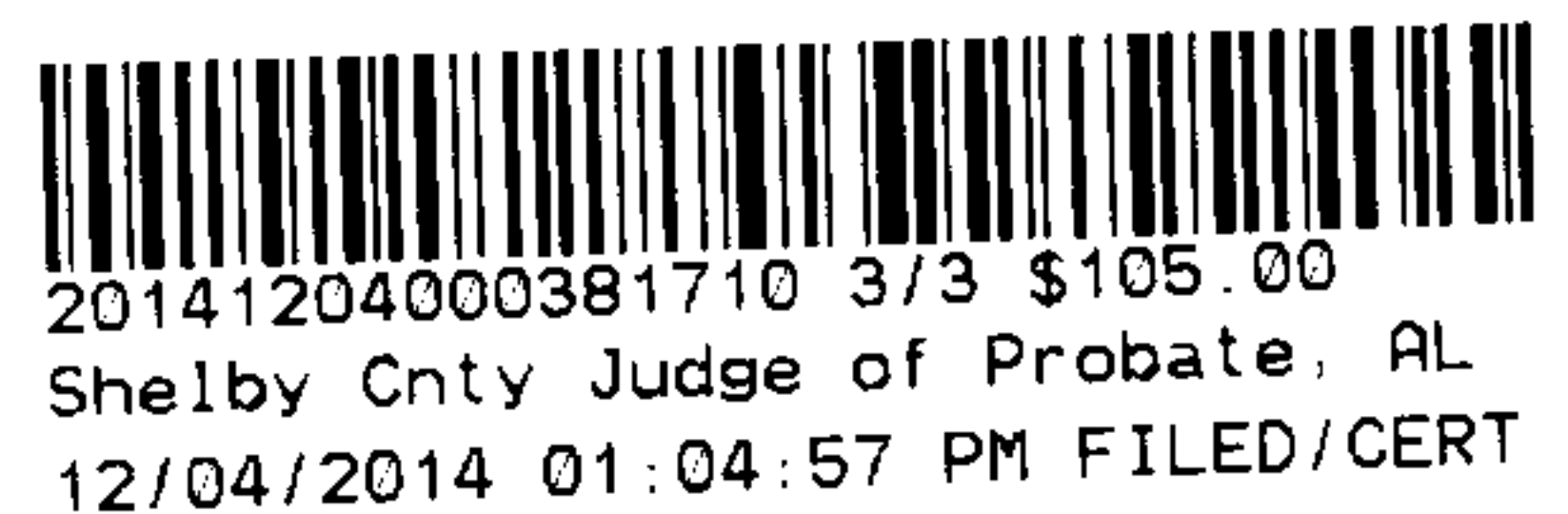
or

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
☒ 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 11-26-14

Print Alicia Brown

☐ Unattested

Sign

Alicia

(verified by)

(Grantor/Grantee/Owner/Agent) circle one