

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, BENNETT,
WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
CITY OF CHELSEA
P. O. BOX 111
CHELSEA, ALABAMA 35043

STATE OF ALABAMA)
SHELBY COUNTY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seventy-Six Thousand Eight Hundred Ninety and 00/100 (\$76,890.00) Dollars, this day in hand paid to the undersigned GRANTORS, **Leon Arthur Blackerby** and wife, **Jerrie R. Blackerby**, **Frances B. Ray**, a married individual, **Joyce Birdsong Blackerby**, a single individual, **David Wayne Blackerby**, a married individual, **Steven Greg Blackerby**, a single individual, and **Christin Diane Blackerby**, a single individual, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **City of Chelsea**, (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to all restrictions, covenants, current taxes, easements and rights of way of record, if any.

Subject property does not constitute the homestead of the Grantors herein, as defined by the *Code of Alabama*.

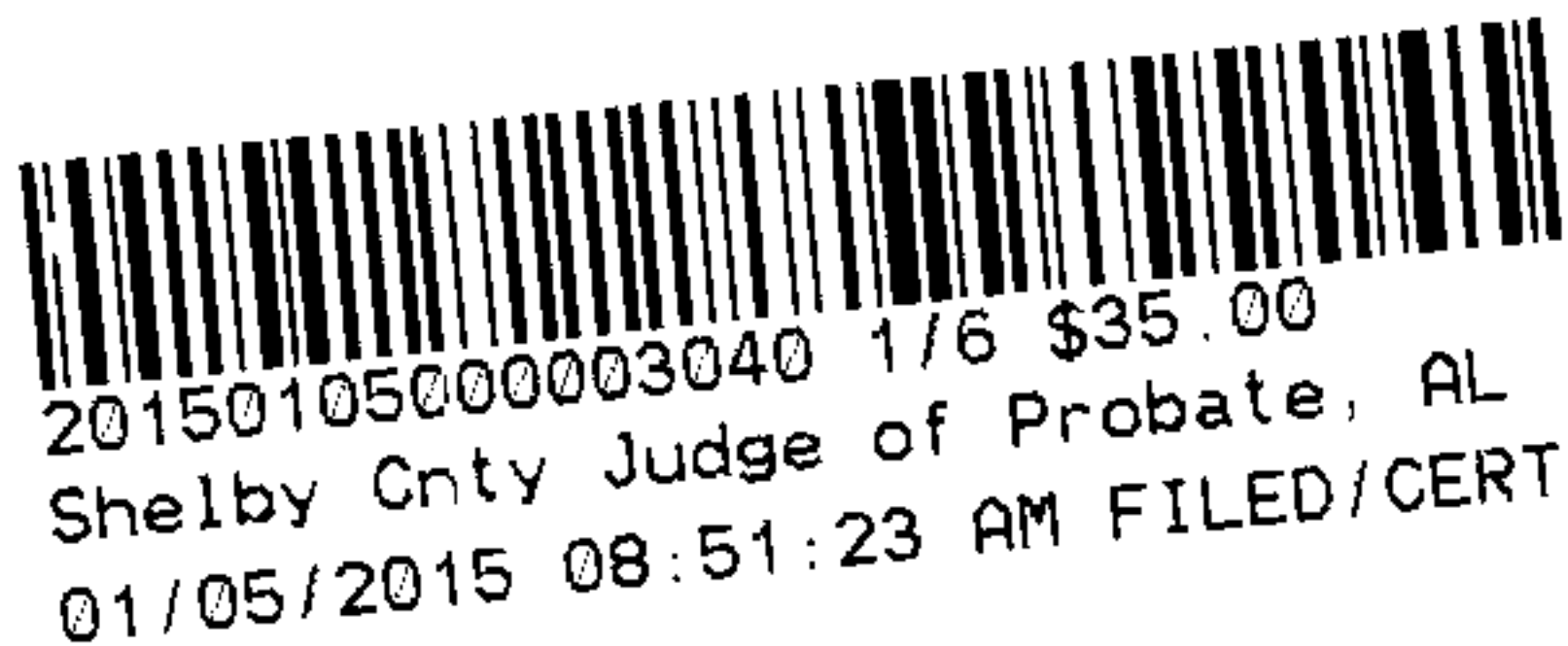
Note: The preparer of this deed has not researched the title to subject property.

GRANTORS warrant to GRANTEE the following: A portion of the property described in the attached Exhibit A belonged to Charles D. Blackerby at the time of his death on June 1, 2010. Mr. Blackerby died without a will; his estate has never been opened in any court and his estate has never been probated. At the time of Mr. Blackerby's death, he resided at 794 Woodvalley Road, Mableton, Georgia 30126, and thus this property was not his homestead. He was survived by his spouse Joyce Birdsong Blackerby, one of the Grantees here, and three children, David Wayne Blackerby, Steven Greg Blackerby and Christin Diane Blackerby, three of the Grantees here. Mr. Blackerby had no other children or adopted children or descendants of deceased children or adopted children. Further, all the debts of the estate have been paid and the spouse and children of Charles D. Blackerby are over the age of nineteen years. Grantors acknowledge and understand that Grantee requires this warranty as part of this transaction.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, have hereunto set their hand and seal this the 2 day of JAN, 2015.



Leon Arthur Blackerby
Leon Arthur Blackerby

Jerrie R. Blackerby
Jerrie R. Blackerby

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Leon Arthur Blackerby and wife, Jerrie R. Blackerby, whose names are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of January, 2015

Dawn Rocco
NOTARY PUBLIC
My Commission Expires: 3/26/18

See Additional Page

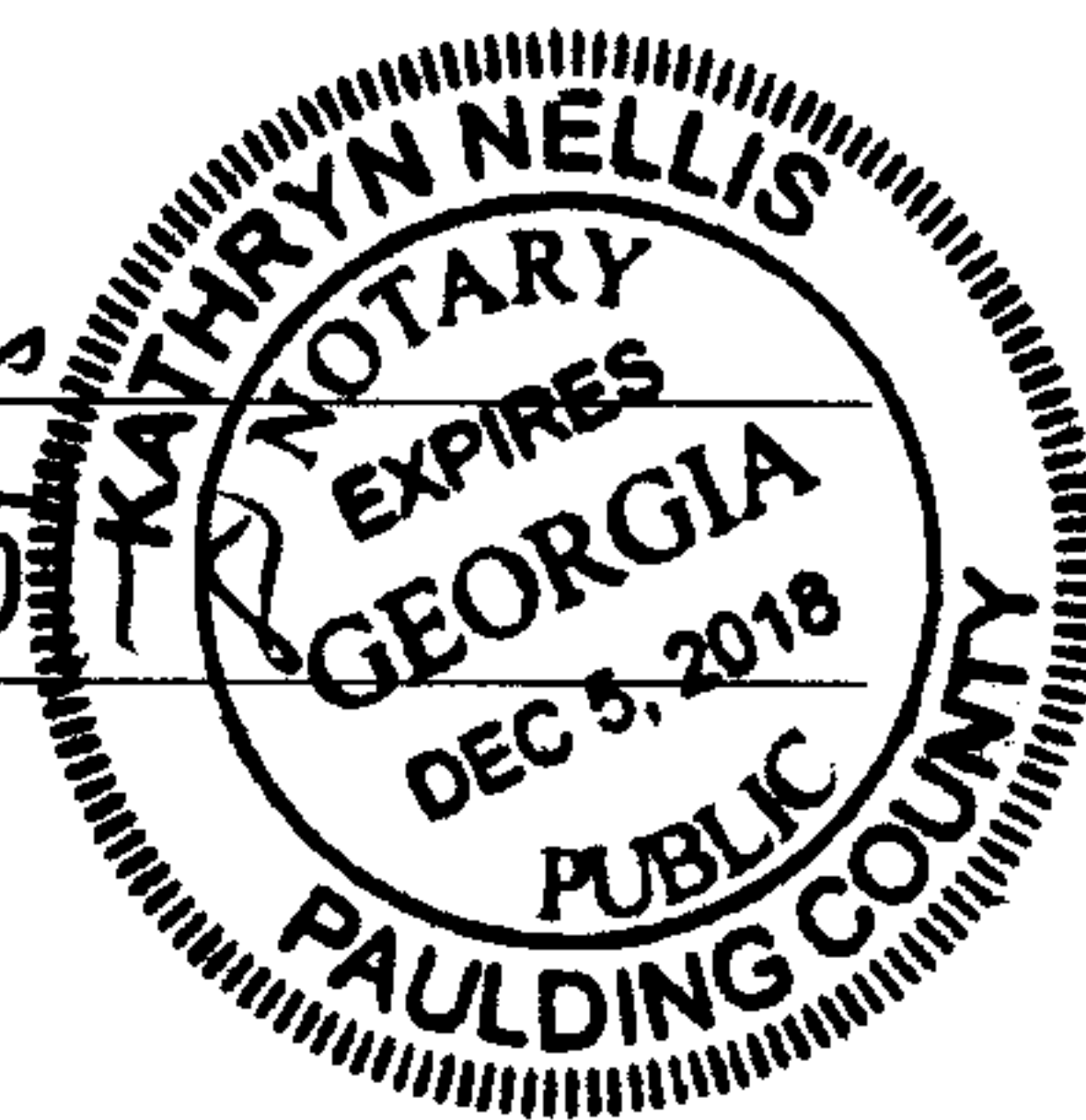
Frances B. Ray

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frances B. Ray, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of December, 2014.

Kathryn Nellis
NOTARY PUBLIC
My Commission Expires: 12/5/18



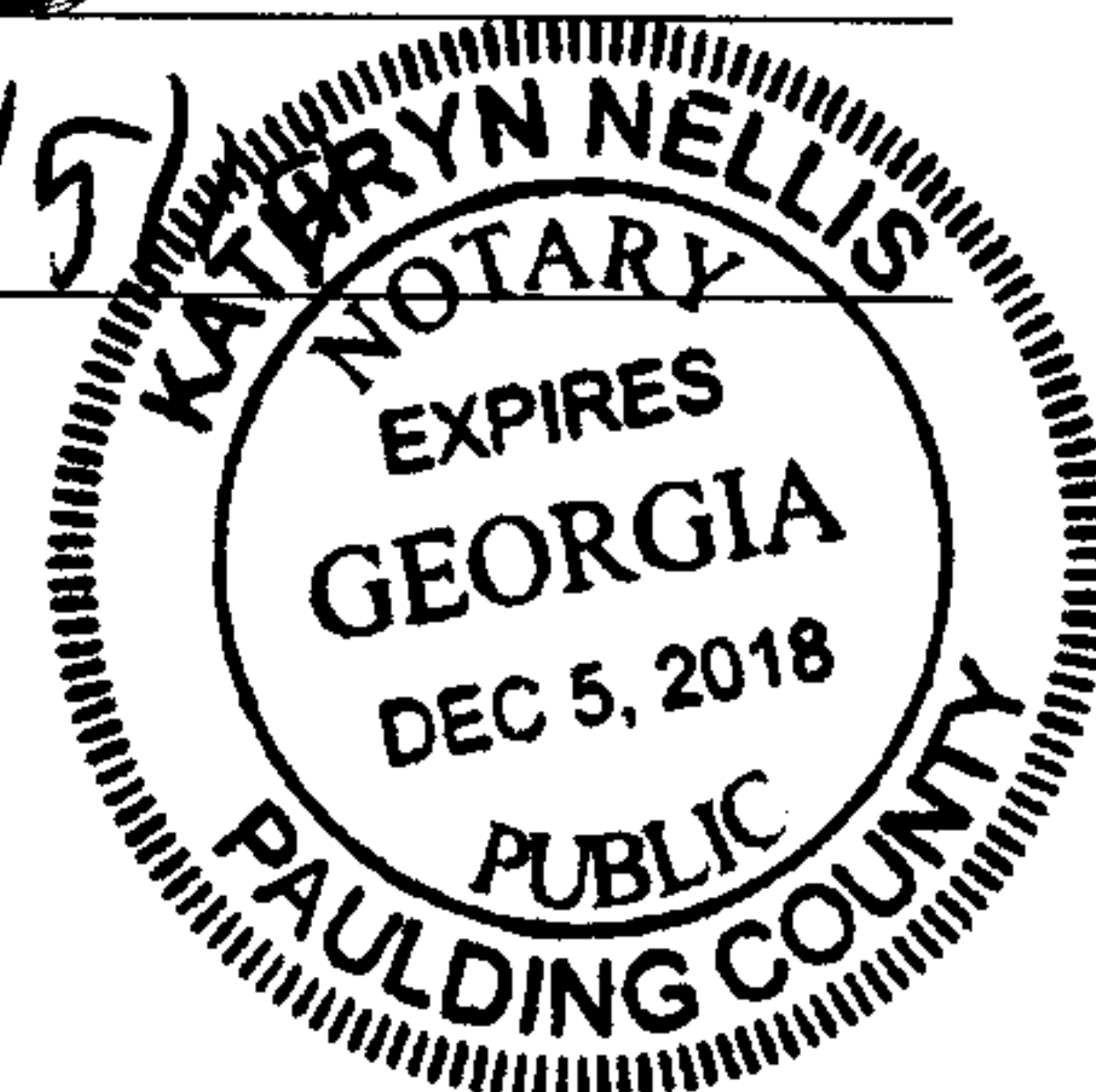
Joyce Birdsong Blackerby
Joyce Birdsong Blackerby

STATE OF GEORGIA)
COUNTY OF Cobb)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joyce Birdsong Blackerby, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of December, 2014.

Kathryn Nellis
NOTARY PUBLIC
My Commission Expires: 12/5/18



2015010500003040 2/6 \$35.00
Shelby Cnty Judge of Probate, AL
01/05/2015 08:51:23 AM FILED/CERT


Frances B. Ray
Frances B. Ray

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frances B. Ray, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of Jan., 2015.

Dawn Pasco
NOTARY PUBLIC
My Commission Expires: 3/20/18

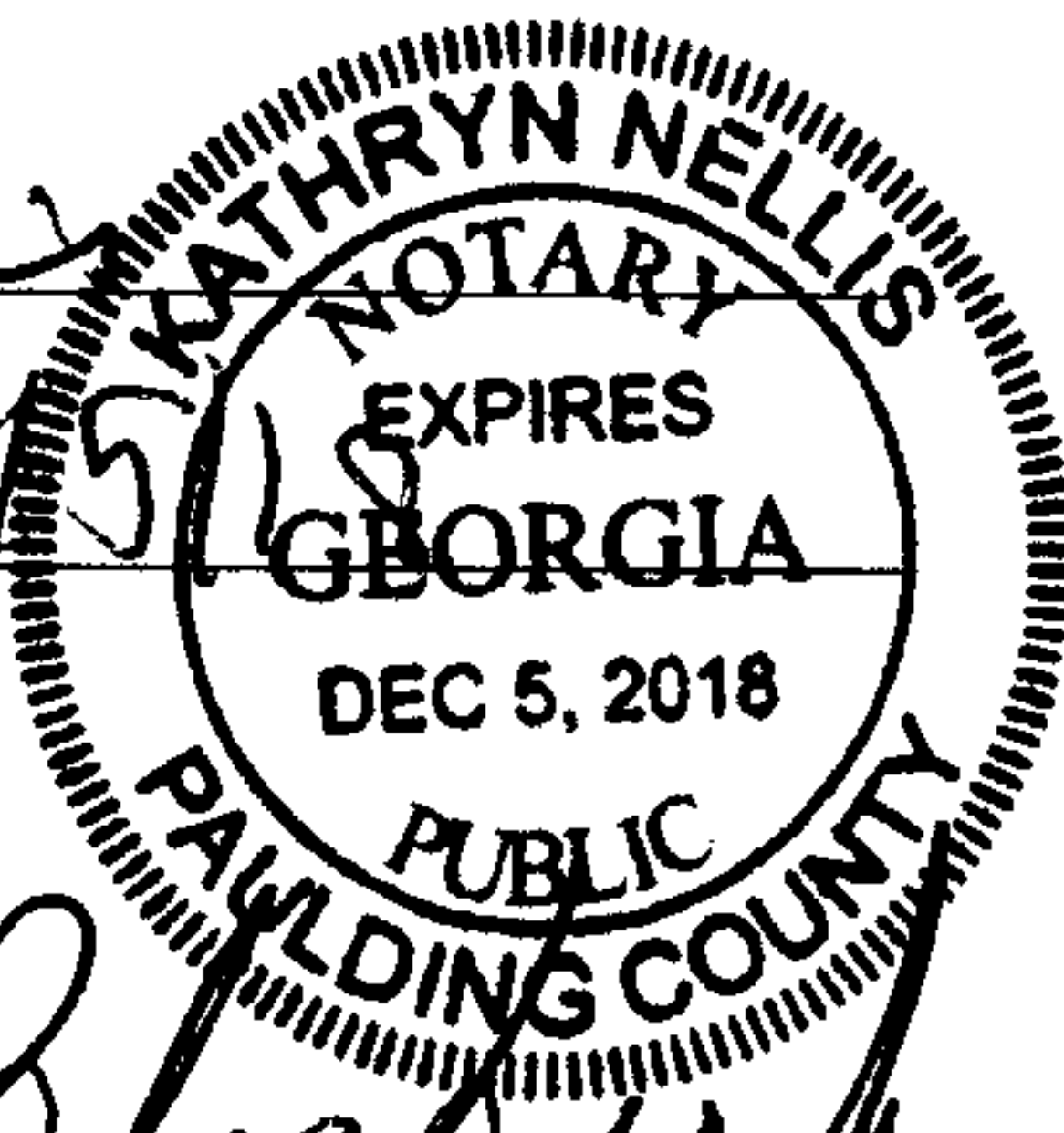

20150105000003040 3/6 \$35.00
Shelby Cnty Judge of Probate, AL
01/05/2015 08:51:23 AM FILED/CERT

David Wayne Blackerby
David Wayne Blackerby

STATE OF GEORGIA)
COUNTY OF Cobb)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David Wayne Blackerby, whose name is signed to the foregoing Instrument 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.

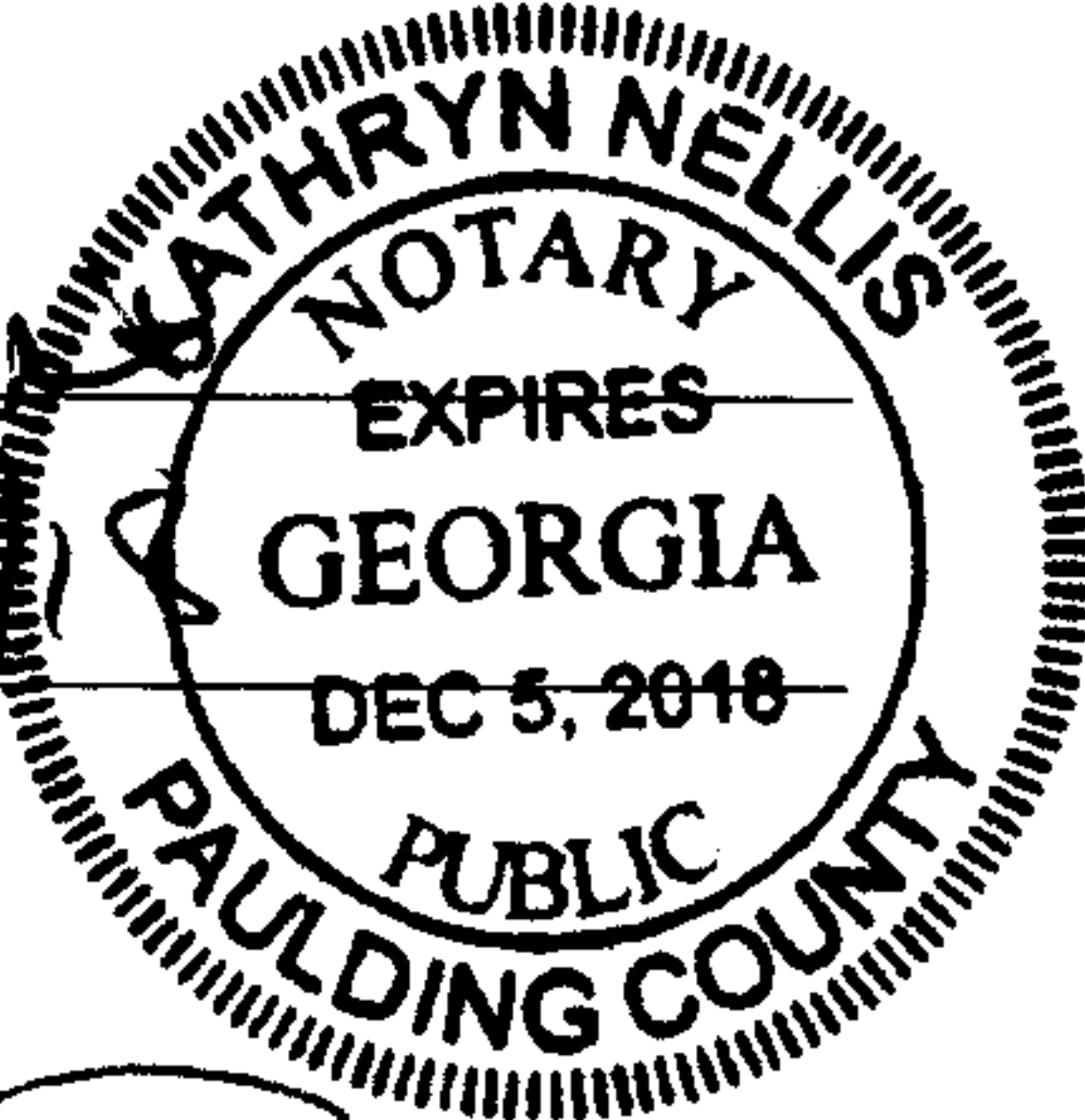
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of December, 2014.

Kathryn Nellis
NOTARY PUBLIC
My Commission Expires: 12/5/18

Steven Greg Blackerby
Steven Greg Blackerby

STATE OF GEORGIA)
COUNTY OF Cobb)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steven Greg Blackerby, whose name is signed to the foregoing Instrument 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.

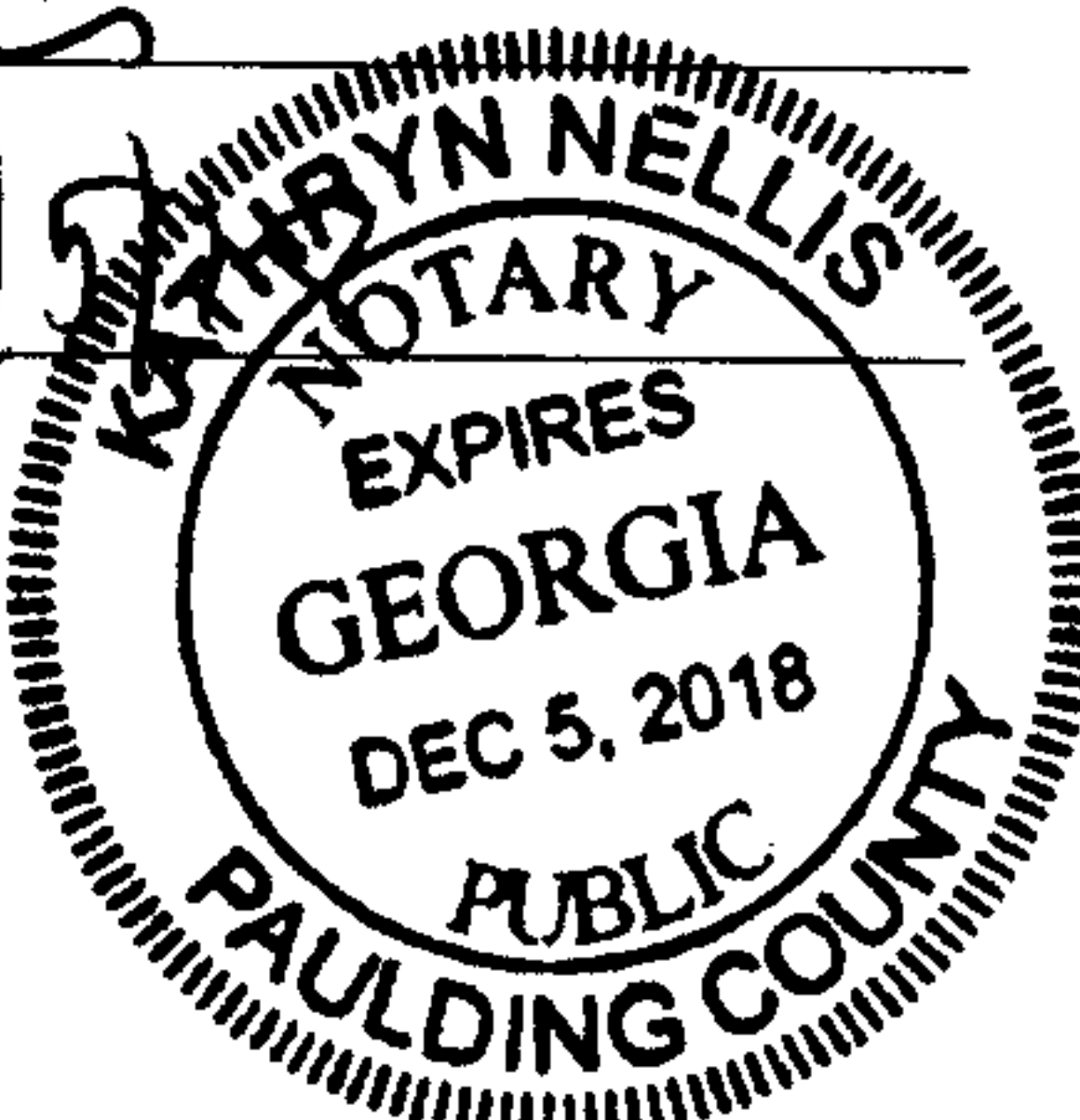
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of December, 2014.


Kathryn Nellis
NOTARY PUBLIC
My Commission Expires: 12/5/18

Christin Diane Blackerby
Christin Diane Blackerby

STATE OF GEORGIA)
COUNTY OF Cobb)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Christin Diane Blackerby, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of December, 2014.

Kathryn Nellis
NOTARY PUBLIC
My Commission Expires: 12/5/18



20150105000003040 4/6 \$35.00
Shelby Cnty Judge of Probate, AL
01/05/2015 08:51:23 AM FILED/CERT

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel No. 2

A part of the NE ¼ of the SE ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama and more particularly described as follows:

Commence at an Iron Pin Found at the Locally Accepted SW Corner of the NE ¼ of the SE ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 88°57'23" E (assumed bearing) along the South Line of Said ¼ - ¼ Section and along the North Line of Brook Chase Estates, Phase II as recorded in Map Book 22, Page 47 in the Probate Office of Shelby County, AL for a distance of 358.70' to a Capped Iron Found being the Point of Beginning; thence N 88°56'48" E along said South Line and Along Said North Subdivision Line a distance of 508.70' to a point on the SW Right of Way for Shelby County Highway #47; said point being on a curve turning to the left with a radius of 2123.05', with a chord bearing of N 42°25'59" W, and with a chord length of 351.79'; thence along the arc of said curve and along said right of way 352.19'; thence N 47°11'08" W along said Right of way a distance of 148.34'; thence S 23°42'44" W a distance of 403.91' to the point of beginning.

Said Parcel having an area of 97,159.97 square feet, or 2.230 acres more or less.

Parcel No. 3

A part of the NE ¼ of the SE ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama and more particularly described as follows:

Commence at an Iron Pin Found at the Locally Accepted SW Corner of the NE ¼ of the SE ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 88°57'23" E (assumed bearing) along the South Line of Said ¼ - ¼ Section and along the North Line of Brook Chase Estates, Phase II as recorded in Map Book 22, Page 47 in the Probate Office of Shelby County, AL for a distance of 358.70' to a Capped Iron Found; thence N 23°42'44" E a distance of 403.91' to a point on the SW Right of Way for Shelby County Highway # 47; thence S 47°11'08" E along said right of way a distance of 141.77'; thence N 42°48'52" E a distance of 80.00' to a found iron on the NE Right of way for Shelby County Highway #47 being the Point of Beginning; thence N 47°11'41" W along said NE Right of way a distance of 191.80'; thence S 89°30'29" E a distance of 12.57'; thence N 00°29'31" E a distance of 236.21' to an Iron Found on the SE Right of Way for Shelby County Road # 439; thence N 64°42'41" E along said Right of Way a distance of 73.95'; thence N 62°58'31" E along said right of way a distance of 40.54'; thence S 16°56'38" E a distance of 339.60'; thence S 39°37'28" W a distance of 118.90' to the point of beginning.

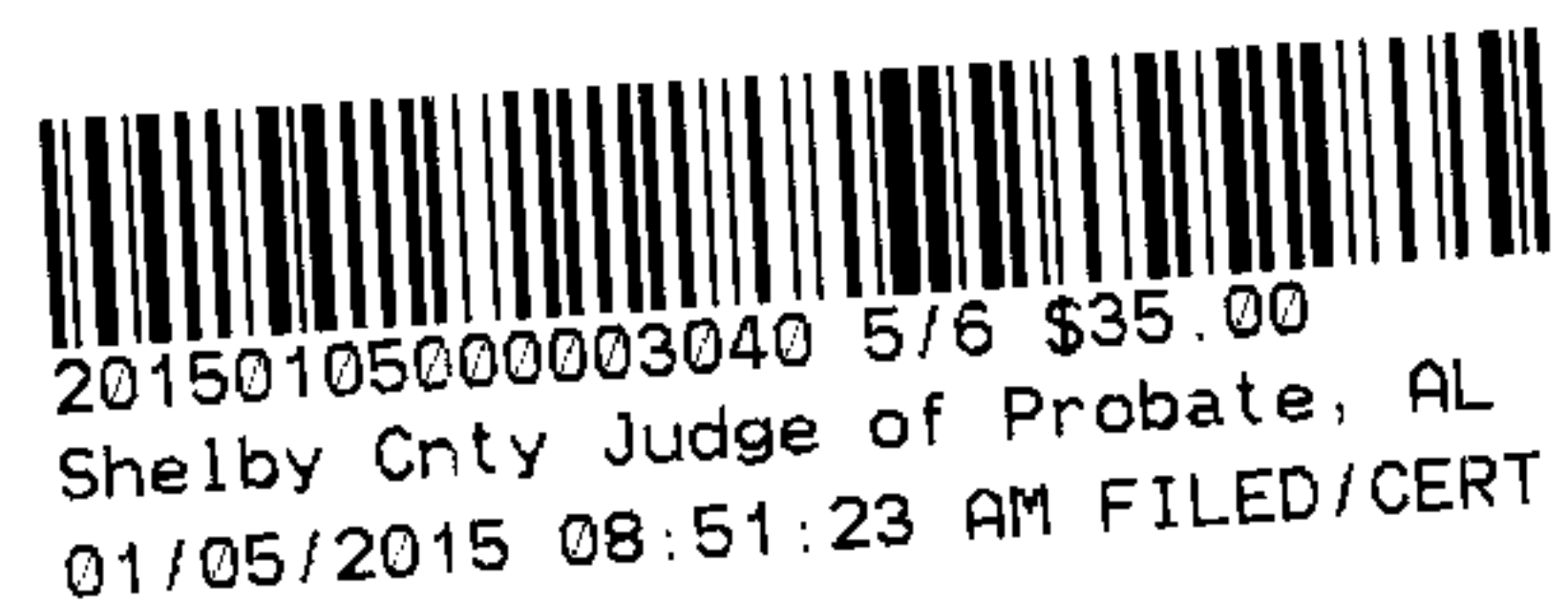
Said Parcel having an area of 54,902.33 square feet, or 1.260 acres more or less.

Parcel No. 4

A part of the NE ¼ of the SE ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama and more particularly described as follows:

Commence at the SE Corner of the NE ¼ of the SE ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence S 88°24'16" W (assumed bearing) along the South Line of Said ¼ - ¼ Line for 319.16' more or less to the NE Right of Way for Shelby County Road #47; thence N 35°56'38" W along said Right of Way for a distance of 36.58'; thence N 88°24'16" E along a line 30' North of and parallel to the Said South ¼ - ¼ line for a distance of 340.52' more or less to the East line of Said ¼ - ¼ section; thence S 00°02'48" W along said East line for a distance of 30.00' more or less to the point of beginning.

Said Parcel having an area of 9,895.2 square feet, or 0.227 acres more or less.



Real Estate Sales Validation Form

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

Grantor's Name Frances B. Ray, et al
Mailing Address 160 Co. Road 338
Chelsea, AL 35043

Grantee's Name City of Chelsea
Mailing Address P. O. Box 111
Chelsea, Alabama 35043

Property Address County Road 47
Chelsea, AL 35043

Date of Sale January 2, 2015
Total Purchase Price \$ 76,890.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20150105000003040 6/6 \$35.00
Shelby Cnty Judge of Probate, AL
01/05/2015 08:51:23 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 ☐ 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 1/2/2015

Print Dawn Rasco

☐ Unattested
(verified by)

Sign Dawn Rasco
(Grantor/Grantee/Owner/Agent) circle one