


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20150303000064300 1/3 \$174.00
Shelby Cnty Judge of Probate, AL
03/03/2015 08:25:25 AM FILED/CERT

Send Tax Notice to:
Judith M. Bloom
497 Cove Rd
Wilsmilla AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED FIFTY THREE THOUSAND SIX HUNDRED NINETY FIVE AND NO/00 DOLLARS (\$153,695.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Judith M. Bloom, a single woman and Tommy J. Rowe, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Judith M. Bloom and Tommy J. Rowe (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

Judith M. Bloom is the surviving grantee in Inst. No. 20061030000533350, Probate Office, Shelby County, Alabama. The other grantee, James K. Bloom is deceased, having died on, September 24, 2007.

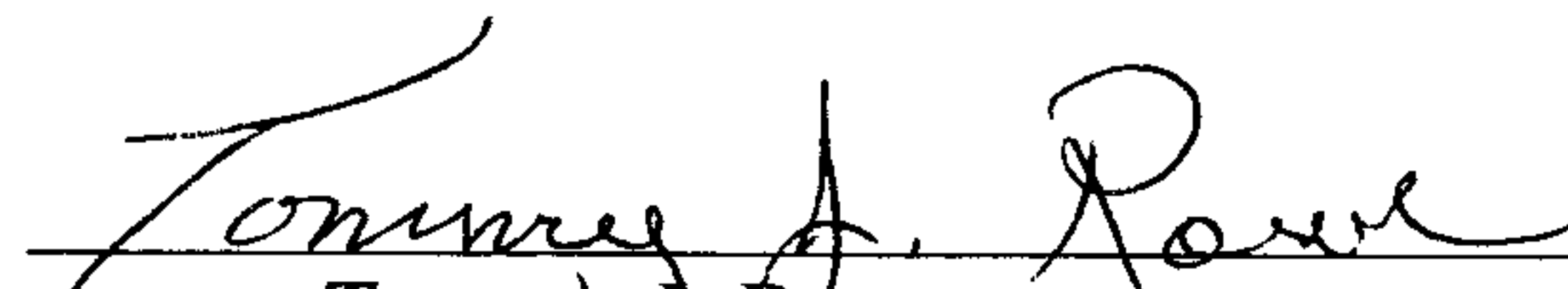
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of February, 2015.



Judith M. Bloom

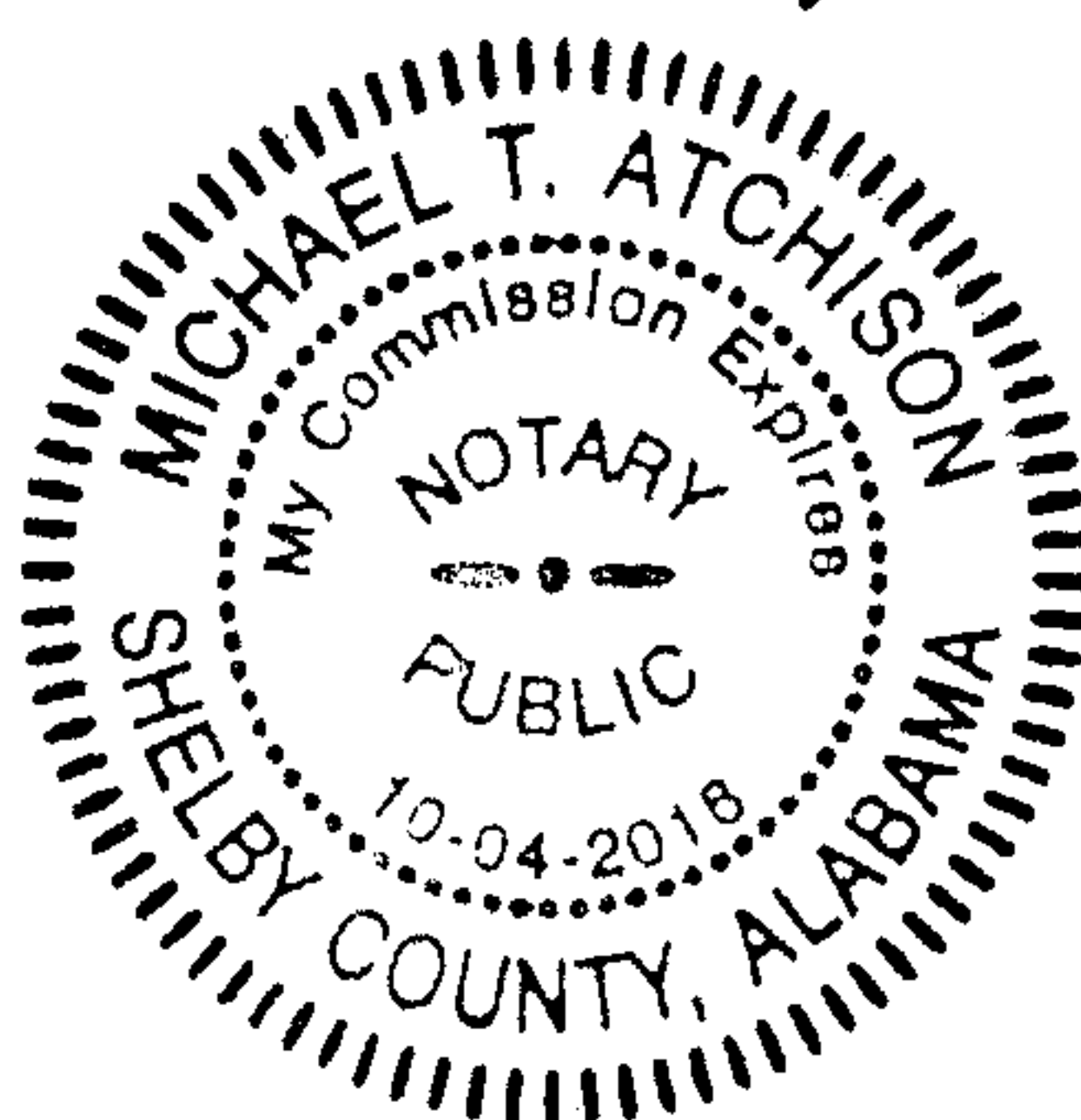


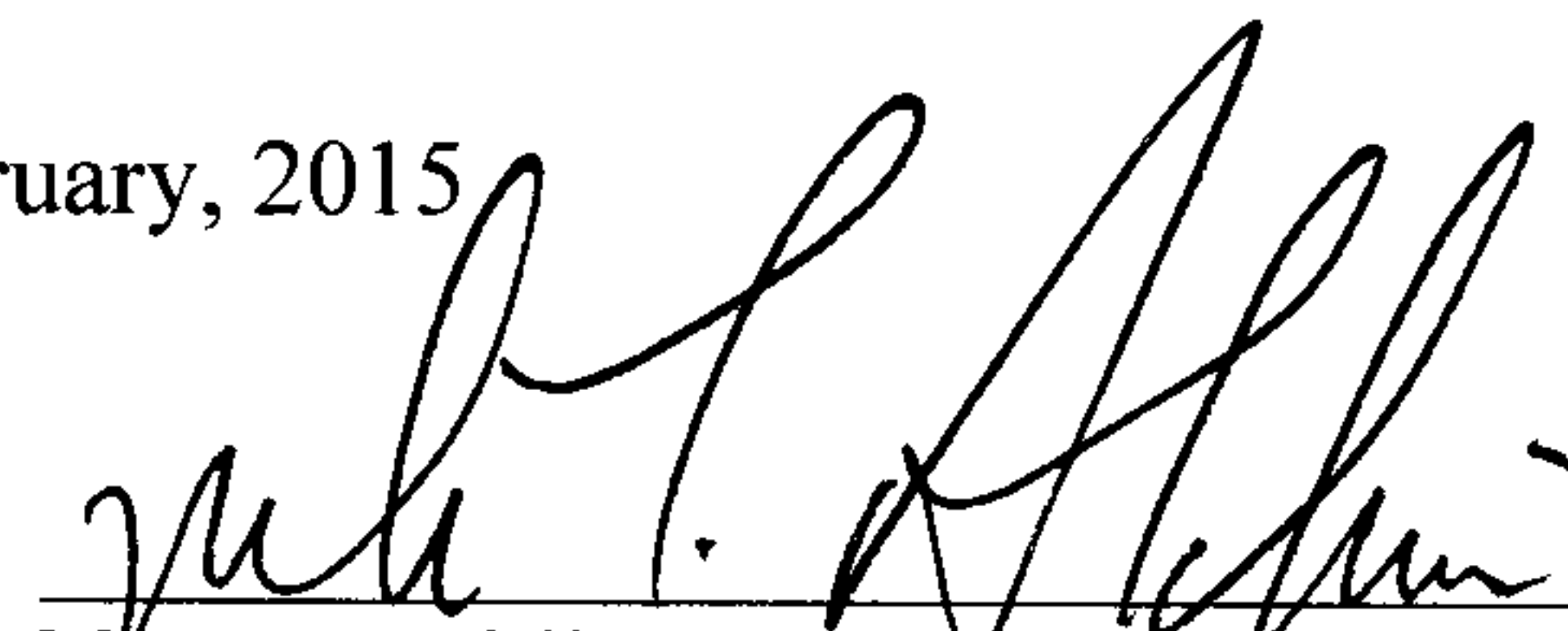
Tommy J. Rowe

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Judith M. Bloom and Tommy J. Rowe**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 2015






Notary Public
My Commission Expires: 10-4-2016

Shelby County, AL 03/03/2015
State of Alabama
Deed Tax: \$154.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 9, 10 and 11, Block 1, according to Parker's Subdivision, as recorded in Map Book 5, Page 27 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (a) 15-foot set back line from each boundary line of said lot in subdivision, as recorded in restrictive covenants in Deed Book 251, Page 145 in the Probate Office of Shelby County, Alabama. (b) Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 251, Page 145, in said Probate Office. (c) Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 194, Page 47; Deed Book 194, Page 59 and Deed Book 253, Page 284, in said Probate Office; (d) Rights of riparian owners in and to the use of said Lay Lake; (e) Subject to flooding rights that Alabama Power Company may own as recorded in Deed Book 28, Page 208, in said Probate Office.


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Real Estate Sales Validation Form

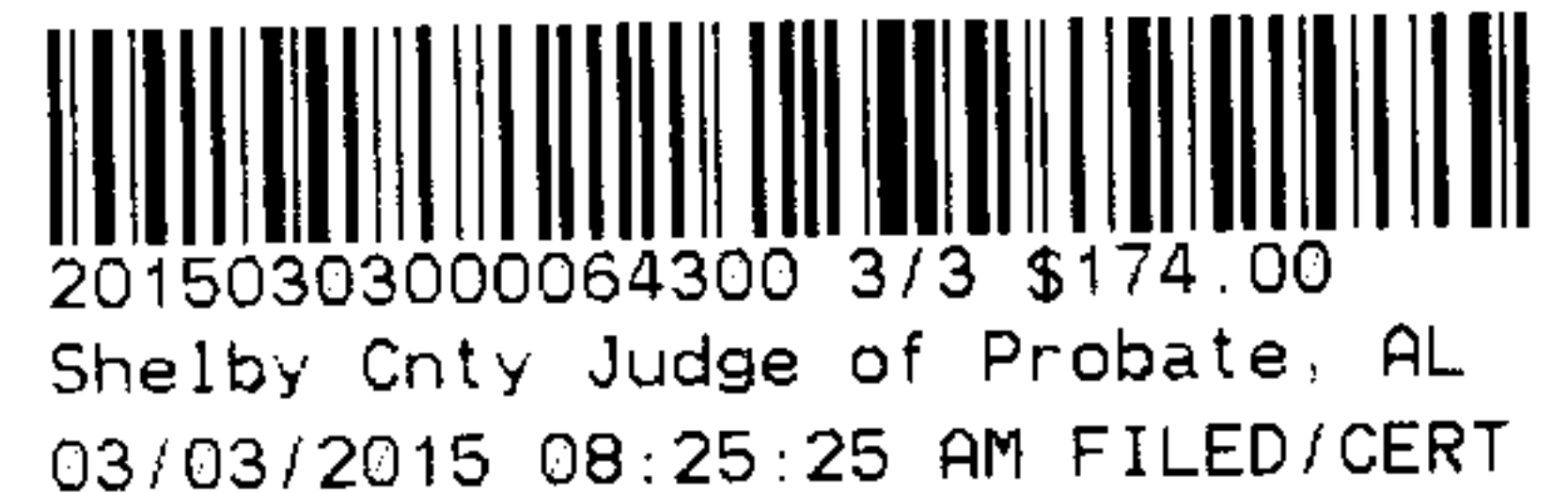
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Judith Bloom
Mailing Address 497 Cove Rd, Wilsonville, HI 35166
Property Address [handwritten mark]

Grantee's Name Judith Bloom
Mailing Address 497 Cove Rd, Wilsonville, HI 35166
Date of Sale 2-22-14
Total Purchase Price \$153,695
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 [checked] G.J.A.



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 of 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 2-23-14

Print M. T. Alchian

Unattested

Sign M. T. Alchian

(verified by)

(Grantor/Grantee/Owner/Agent) circle one