

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Julie O. Blaising
3442 Indian Lake Drive
Pelham, Alabama 35124

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Regions Bank as Trustee of the Huckaby Real Estate Trust FBO J. Harding U/A dated November 15, 2005 and 2nd Amended and Restated December 6, 2007 (as to 50% undivided interest)

and

Regions Bank as Trustee of the Huckaby Real Estate Trust FBO S. Stith U/A dated November 15, 2005 and 2nd Amended and Restated December 6, 2007 (as to 50% undivided interest)

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Julie O. Blaising and William Blaising

(hereinafter 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


\$237,405.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2015 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.


20150417000124320 1/6 \$41.50
Shelby Cnty Judge of Probate, AL
04/17/2015 01:11:43 PM FILED/CERT

Shelby County, AL 04/17/2015
State of Alabama
Deed Tax: \$12.50

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 8th day of April, 2015.

Regions Bank as Trustee of the Huckaby Real Estate Trust FBO J. Harding U/A dated November 15, 2005 and 2nd Amended and Restated December 6, 2007

BY: Kelly Morrison (Seal)
Regions Bank
ITS: Trustee
By: Kelly L. Morrison
Its: Vice President

Regions Bank as Trustee of the Huckaby Real Estate Trust FBO S. Stith U/A dated November 15, 2005 and 2nd Amended and Restated December 6, 2007

BY: Kelly Morrison (Seal)
Regions Bank
ITS: Trustee
By: Kelly L. Morrison
Its: Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Regions Bank as Vice President of Regions Bank as Trustee of both trusts which are grantors herein whose names 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 and with full authority as such Vice President of Regions Bank as Trustee, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2015.

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 02/12/2018


20150417000124320 2/6 \$41.50
Shelby Cnty Judge of Probate, AL
04/17/2015 01:11:43 PM FILED/CERT

Exhibit "A"

LEGAL DESCRIPTION

A parcel of land situated in the N 1/2 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a PK Nail at the SE corner of the NE 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence N 89°55'20" W along the south line of said 1/4-1/4 section and the north line of Lot 10 of Valley Dale Estates as recorded in Map Book 4 Page 90 in the Office of the Judge of Probate in Shelby County, Alabama a distance of 41.23 feet to a 1/2" rebar; thence N 89°08'15" W along the north line of Lot 10 a distance of 532.22 feet to 1/2" rebar at the NE corner of Lot 9; thence S 30°55'26" W along the northwestern line of Lots 9 through 7 and leaving said 1/4-1/4 line a distance of 378.54 feet to a rebar capped Arrington at the NE corner of Lot 6; thence S 30°51'08" W a distance of 459.64 feet to a cross in a concrete curb at the eastern most corner of Lot 16 of Hayesbury Commercial Park Phase 1 as recorded in Map Book 30 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 57°39'15" W along the northeastern line of Lot 16 a distance of 115.21 feet to a rebar capped GSA at the northernmost corner of Lot 16; thence N 57°39'15" W leaving said Lot 16 180.78 feet to a rebar capped GSA; thence N 57°29'23" W a distance of 82.63 feet to a 1" open pipe; thence N 0°11'40" E a distance of 20.73 feet to a rebar capped EDG also being the POINT OF BEGINNING; thence N 10°31'12" E a distance of 59.61 feet to a rebar capped EDG; thence N 8°38'10" E a distance of 83.53 feet to a rebar capped EDG; thence N 27°00'19" E a distance of 92.30 feet to a rebar capped EDG; thence N 31°40'46" E a distance of 144.29 feet to a rebar capped EDG; thence N 3°14'36" E a distance of 47.18 feet to a rebar capped EDG; thence N 39°46'18" E a distance of 117.69 feet to a rebar capped EDG; thence N 52°37'47" E a distance of 85.44 feet to a rebar capped EDG; thence N 52°33'55" E a distance of 83.66 feet to a rebar capped EDG; thence N 56°23'16" E a distance of 211.78 feet to a rebar capped EDG; thence N 54°02'28" E a distance of 74.09 feet to a rebar capped EDG; thence N 65°31'27" E a distance of 82.36 feet to a rebar capped EDG; thence N 65°06'57" E a distance of 280.00 feet to a rebar capped EDG; thence N 56°25'11" E a distance of 70.81 feet to a rebar capped EDG; thence N 51°30'50" E a distance of 72.02 feet to a rebar capped EDG; thence N 71°40'52" E a distance of 51.82 feet to a rebar capped EDG; thence S 86°47'41" E a distance of 73.07 feet to a rebar capped EDG; thence S 70°41'59" E a distance of 43.94 feet to a rebar capped EDG; thence S 48°31'47" E a distance of 70.61 feet to a rebar capped EDG; thence S 27°30'29" E a distance of 75.13 feet to a rebar capped EDG; thence S 89°30'32" E a distance of 60.00 feet to a rebar capped EDG; thence N 00°29'28" E a distance of 208.50 feet to a rebar capped GSA at a point of curve to the left having a central angle of 36°15'41" and a radius of 106.33 feet, said curve subtended by a chord bearing N 17°38'23" W and a chord distance of 66.18 feet; thence along the arc of said curve a distance of 67.29 feet to a rebar capped GSA; thence S 54°13'47" W a distance of 30.00 feet to a mag nail on the centerline of Indian Lake Lane and on a curve to the left having a central angle of 3°11'50" and a radius of 76.33 feet, said curve subtended by a chord bearing N


20150417000124320 3/6 \$41.50
Shelby Cnty Judge of Probate, AL
04/17/2015 01:11:43 PM FILED/CERT

37°22'08" W and a chord distance of 4.26 feet; thence along the arc of said curve and said centerline a distance of 4.26 feet to a mag nail; thence N 38°58'02" W along said centerline a distance of 17.13 feet to a mag nail at a point of curve to the left having a central angle of 21°29'34" and a radius of 250.00 feet, said curve subtended by a chord bearing N 49°42'49" W and a chord distance of 93.23 feet; thence along the arc of said curve and along said centerline a distance of 93.78 feet to a mag nail; thence N 60°27'36" W along said centerline a distance of 59.72 feet to a mag nail at a point of curve to the left having a central angle of 33°26'35" and a radius of 122.91 feet, said curve subtended by a chord bearing N 77°10'54" W and a chord distance of 70.72 feet; thence along the arc of said curve and along said centerline a distance of 71.74 feet to a mag nail at a point of compound curve having a central angle of 0°13'04" and a radius of 356.96 feet, said curve subtended by a chord bearing S 86°12'21" W and a chord distance of 1.36 feet; thence along the arc of said curve and along said centerline a distance of 1.36 feet to a mag nail; thence S 00°47'41" E leaving said centerline a distance of 6.41 feet to a PK nail; thence S 67°09'53" E a distance of 341.49 feet to a rebar capped RCFA; thence S 58°56'35" W a distance of 126.77 feet to a rebar capped EDG; thence N 13°57'20" W a distance of 19.31 feet to a rebar capped EDG; thence S 56°14'39" W a distance of 417.16 feet to a rebar capped EDG; thence S 33°14'39" E a distance of 13.13 feet to a rebar capped RCFA; thence S 00°00'42" W a distance of 214.50 to a 1/2" rebar; thence S 52°44'02" W a distance of 411.26 feet to a rebar; thence S 0°11'40" W a distance of 351.17 feet to the POINT OF BEGINNING.

SUBJECT TO prescriptive right-of-ways of Indian Lake Drive and Indian Lake Lane.


15' GRADING EASEMENT

Commence at a PK Nail at the SE corner of the NE 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence N 89°55'20" W along the south line of said 1/4-1/4 section and the north line of Lot 10 of Valley Dale Estates as recorded in Map Book 4 Page 90 in the Office of the Judge of Probate in Shelby County, Alabama a distance of 41.23 feet to a 1/2" rebar; thence N 89°08'15" W along the north line of Lot 10 a distance of 532.22 feet to 1/2" rebar at the NE corner of Lot 9; thence S 30°55'26" W along the northwestern line of Lots 9 through 7 and leaving said 1/4-1/4 line a distance of 378.54 feet to a rebar capped Arrington at the NE corner of Lot 6; thence S 30°51'08" W a distance of 459.64 feet to a cross in a concrete curb at the eastern most corner of Lot 16 of Hayesbury Commercial Park Phase 1 as recorded in Map Book 30 Page 71 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 57°39'15" W along the northeastern line of Lot 16 a distance of 115.21 feet to a rebar capped GSA at the northernmost corner of Lot 16; thence N 57°39'15" W leaving said Lot 16 180.78 feet to a rebar capped GSA; thence N 57°29'23" W a distance of 82.63 feet to a 1" open pipe; thence N 0°11'40" E a distance of 20.73 feet to the POINT OF BEGINNING of the southern line of a 15 foot grading easement lying 15 feet northerly and parallel described line; thence N 10°31'12" E a distance of



20150417000124320 4/6 \$41.50
Shelby Cnty Judge of Probate, AL
04/17/2015 01:11:43 PM FILED/CERT

59.61 feet to a point; thence N 8°38'10" E a distance of 83.53 feet to a point; thence N 27°00'19" E a distance of 92.30 feet to a point; thence N 31°40'46" E a distance of 144.29 feet to a point; thence N 3°14'36" E a distance of 47.18 feet to a point; thence N 39°46'18" E a distance of 117.69 feet to a point; thence N 52°37'47" E a distance of 85.44 feet to a point; thence N 52°33'55" E a distance of 83.66 feet to a point; thence N 56°23'16" E a distance of 211.78 feet to a point; thence N 54°02'28" E a distance of 74.09 feet to a point; thence N 65°31'27" E a distance of 82.36 feet to a point; thence N 65°06'57" E a distance of 280.00 feet to a point; thence N 56°25'11" E a distance of 70.81 feet to a point; thence N 51°30'50" E a distance of 72.02 feet to a point; thence N 71°40'52" E a distance of 51.82 feet to a point; thence S 86°47'41" E a distance of 73.07 feet to a point; thence S 70°41'59" E a distance of 43.94 feet to a point; thence S 48°31'47" E a distance of 70.61 feet to a point; thence S 27°30'29" E a distance of 75.13 feet to the END of said easement.


20150417000124320 5/6 \$41.50
Shelby Cnty Judge of Probate, AL
04/17/2015 01:11:43 PM FILED/CERT

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Huckaby Real Estate Trust fbo J. Harding and fbo S. Stith** Grantee Name: **Julie O. Blaising**

Grantee Name: **William Blaising**
Mailing Address: **3442 Indian Lake Drive** Mailing Address: **purchasers add**
Pelham, Alabama, 35124 **purchasers city, purchasers state, purchaser zip**

Property Address: **3442 Indian Lake Drive** Date of Sale: **April 8th, 2015**
Pelham, Alabama, 35124 Total Purchase Price: **\$249,900.00**

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 ☐ 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 Section 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 Section 40-22-1 (h).

Date: April 8th, 2015


Print: _____

____ Unattested _____

(verified by)

Sign: _____

(Grantor Grantee Owner/Agent) circle one


20150417000124320 6/6 \$41.50
Shelby Cnty Judge of Probate, AL
04/17/2015 01:11:43 PM FILED/CERT