

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Douglas A. Petrock
1441 Highway 33
Pelham, AL 35124

20151102000379900
11/02/2015 11:42:39 AM
DEEDS 1/3

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY-ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$171,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **FRED A. BLACKWELL, surviving Grantee and an unmarried man** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **DOUGLAS A. PETROCK** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herewith by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

Helen H. Blackwell, a grantee set out in Book 229, page 253 and Book 033, page 891, having died December 27, 2009.

\$137,520.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with his heirs and assigns, that Grantor is 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, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 30th day of October, 2015.


FRED A. BLACKWELL

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **FRED A. BLACKWELL**, 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 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 October, 2015.

NOTARY PUBLIC
My commission expires:

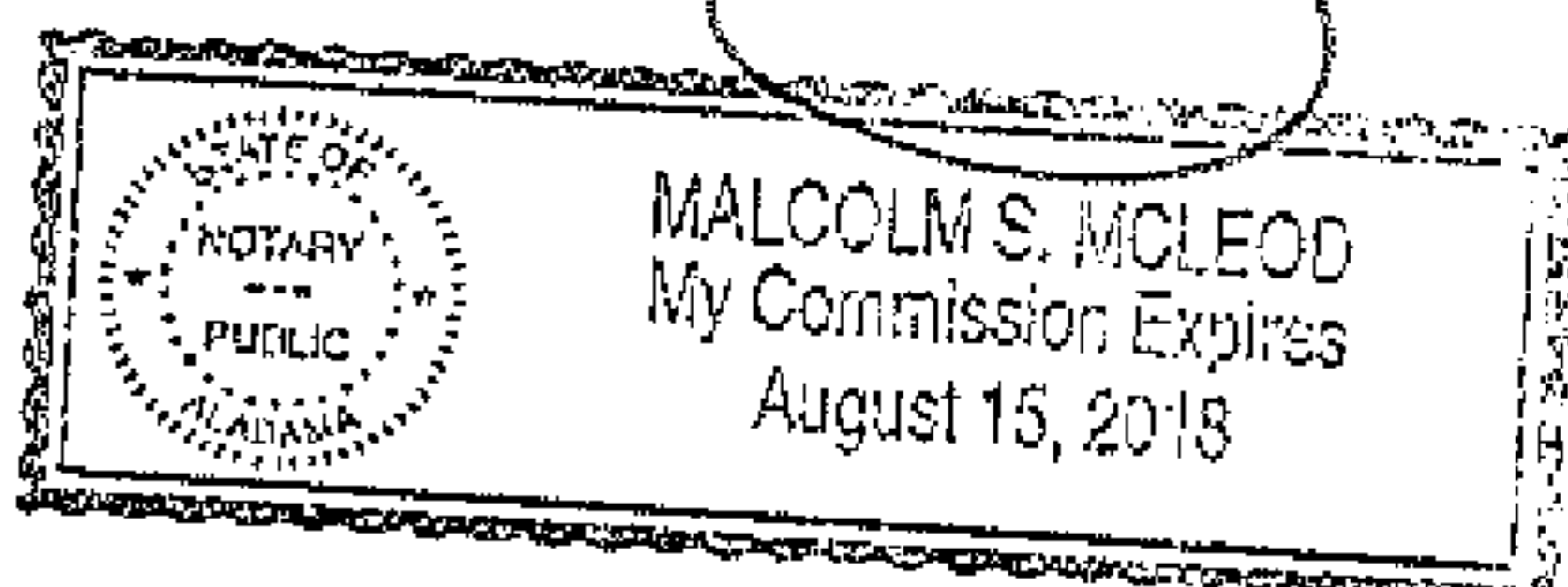


EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 13; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE THEREOF, A DISTANCE OF 325.36 FEET; THENCE AN ANGLE LEFT OF 61 DEGREES 22 MINUTES 30 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 194.40 FEET; THENCE AN ANGLE OF 4 DEGREES 14 MINUTES AND CONTINUE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 55.72 FEET; TO THE POINT OF BEGINNING; THENCE AN ANGLE LEFT OF 109 DEGREES 42 MINUTES AND RUN IN A SOUTHEASTERLY DIRECTION OF 313.05 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY NO. 33; THENCE AN ANGLE RIGHT OF 103 DEGREES 13 MINUTES AND RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 24.28 FEET; THENCE AN ANGLE RIGHT OF 78 DEGREES 32 MINUTES; THENCE RUN IN A NORTHWESTERLY DIRECTION A DISTANCE OF 316.08 FEET; THENCE AN ANGLE RIGHT OF 109 DEGREES 52 MINUTES, AND RUN IN A NORTHEASTERLY DIRECTION A DISTANCE OF 24.40 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 13; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE THEREOF, A DISTANCE OF 325.36 FEET; THENCE AN ANGLE LEFT OF 61 DEGREES 22 MINUTES 30 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 194.40 FEET; THENCE AN ANGLE RIGHT OF 4 DEGREES 14 MINUTES AND CONTINUE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE AN ANGLE LEFT OF 109 DEGREES 42 MINUTES 30 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 316.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 33; THENCE AN ANGLE RIGHT OF 103 DEGREES 13 MINUTES 30 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 172.25 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1605.56 FEET AN SUBTENDING A CENTRAL ANGLE OF 4 DEGREES 29 MINUTES 11 SECONDS; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.72 FEET; THENCE AN ANGLE RIGHT OF 79 DEGREES 43 MINUTES 19 SECONDS, AS MEASURED FROM TANGENT TO A CURVE; THENCE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 310.28 FEET; THENCE AN ANGLE RIGHT OF 100 DEGREES 21 MINUTES 20 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION A DISTANCE OF 4.87 FEET; THENCE AN ANGLE LEFT OF 5 DEGREES 07 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION A DISTANCE OF 133.09 FEET; THENCE AN ANGLE RIGHT OF 7 DEGREES 18 MINUTES 30 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION A DISTANCE OF 70.97 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name FRED A. BLACKWELL
Mailing Address 4668 HIGHGROVE DRIVE
BESSEMER, AL 35022
Property Address 1441 HIGHWAY 33
PELHAM, AL 35124

Grantee's Name DOUGLAS A. PETROCK
Mailing Address 1441 HIGHWAY 33
PELHAM, AL 35124

Date of Sale October 30, 2015

Total Purchase Price \$171,900.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

20151102000379900
11/02/2015 11:42:39 AM
DEEDS 3/3

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 October 30, 2015
Unattested _____
Print Malcolm S. McLeod
Sign (Signature) (Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2015 11:42:39 AM
\$54.50 CHERRY
20151102000379900

(Signature)