

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-16-22976

Send Tax Notice To: Clay Burnum Blake, Jr.
Roxanne O Blake

985 County Road 730
Clanton, AL 35046

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Nine Thousand Seven Hundred Dollars and No Cents (\$29,700.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sara E. Irving and Douglas A. Irving, as Trustees of The Sara E. Irving and Douglas A. Irving Revocable Trust, dated October 1, 1992**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Clay Burnum Blake, Jr. and Roxanne O Blake**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 the 13th day of June, 2016.

SARA E. IRVING AND DOUGLAS A. IRVING, AS
TRUSTEES OF THE SARA E. IRVING AND
DOUGLAS A. IRVING REVOCABLE TRUST,
DATED OCTOBER 1, 1992

Sara E. Irving, Trustee
Sara E. Irving
Trustee

Douglas A. Irving, Trustee
Douglas A. Irving
Trustee



20160622000215520 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
06/22/2016 09:20:55 AM FILED/CERT

Shelby County, AL 06/22/2016
State of Alabama
Deed Tax:\$30.00

State of Florida
County of Pinellas

I, K. Wellington, a Notary Public in and for the said County in said State, hereby certify that Sara E. Irving and Douglas A. Irving as Trustees of Sara E. Irving and Douglas A. Irving, as Trustees of The Sara E. Irving and Douglas A. Irving Revocable Trust, dated October 1, 1992, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

gtr KW

Given under my hand and official seal this the 13th day of June, 2016.

K. Wellington

Notary Public, State of Florida

My Commission Expires: 2/8/18



K. WELLINGTON
MY COMMISSION # FF 083834
EXPIRES: February 8, 2018
Bonded Thru Budget Notary Services



20160622000215520 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
06/22/2016 09:20:55 AM FILED/CERT

EXHIBIT "A"

Begin at the NE corner of the SE 1/4 of the NW 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 03 degrees 14 minutes 59 seconds East, a distance of 805.57 feet to the southerly R.O.W. line of Shelby county Highway 311; thence South 52 degrees 21 minutes 51 seconds West and along said R.O.W. line a distance of 71.00 feet to a curve to the right, having a radius of 2540.00, a central angle of 09 degrees 04 minutes 54 seconds and subtended by a chord which bears South 56 degrees 54 minutes 18 seconds West and a chord distance of 402.18 feet; thence along the arc of said curve and said R.O.W. line a distance of 402.60 feet; thence South 61 degrees 26 minutes 45 seconds West and along said R.O.W. line, a distance of 41.98 feet to a curve to the left, having a radius of 1460.00, a central angle of 08 degrees 38 minutes 05 seconds and subtended by a chord which bears South 57 degrees 07 minutes 43 seconds West, and a chord distance of 219.82 feet; thence along the arc of said curve and said R.O.W. line, a distance of 220.03 feet; thence South 52 degrees 48 minutes 40 seconds West and along said R.O.W. line, a distance of 103.99 feet to a curve to the right, having a radius of 1140.00, a central angle of 09 degrees 32 minutes 21 seconds and subtended by a chord which bears South 57 degrees 34 minutes 51 seconds West, and a chord distance of 189.58 feet; thence along the arc of said curve and said R.O.W. line, a distance of 189.80 feet; thence South 62 degrees 21 minutes 01 seconds West and along said R.O.W. line a distance of 107.04 feet to a curve to the left, having a radius of 1860.00, a central angle of 06 degrees 30 minutes 14 seconds and subtended by a chord which bears South 59 degrees 05 minutes 54 seconds West, and a chord distance of 211.02 feet; thence along the arc of said curve and said R.O.W. line, a distance of 211.14 feet; thence South 55 degrees 50 minutes 47 seconds West and along said R.O.W. line a distance of 106.47 feet; thence South 89 degrees 02 minutes 36 seconds Ease and leaving said R.O.W. line a distance of 1176.02 to the POINT OF BEGINNING, being located in the NE 1/4 of the NW 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama.

Clay Burnum Blake
Clay Burnum Blake, Jr.

Roxanne O Blake
Roxanne O Blake

