

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-16-23072


Send Tax Notice To: Daniel W. Blankenship
Tracy S. Blankenship
207 East College Street
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

County of Shelby

} Know All Men by These Presents:


20160804000276740 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/04/2016 11:32:58 AM FILED/CERT

That in consideration of the sum of **One Hundred Eighty Two Thousand Five Hundred Dollars and No Cents (\$182,500.00)**, 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, **Wiley McKeller and Laura McKeller**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daniel W. Blankenship and Tracy S. Blankenship**, (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.

\$188,522.00 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 11th day of July, 2016.


Wiley McKeller

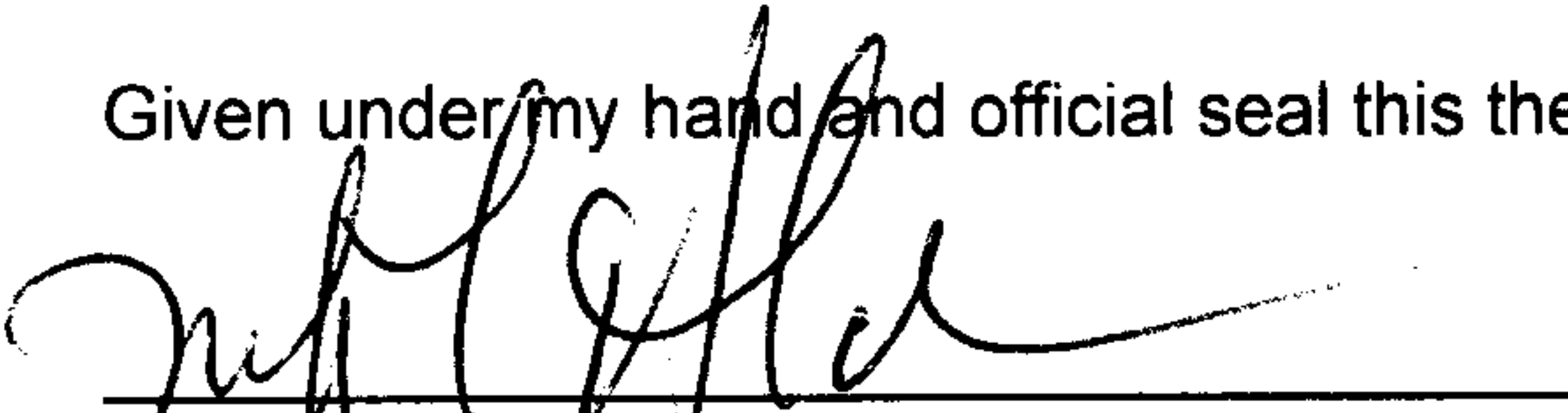

Laura McKeller

State of Alabama

County of Shelby

I, Mike T. Atchison , a Notary Public in and for the said County in said State, hereby certify that Wiley McKeller and Laura McKeller, 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.

Given under my hand and official seal this the 11th day of July, 2016.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

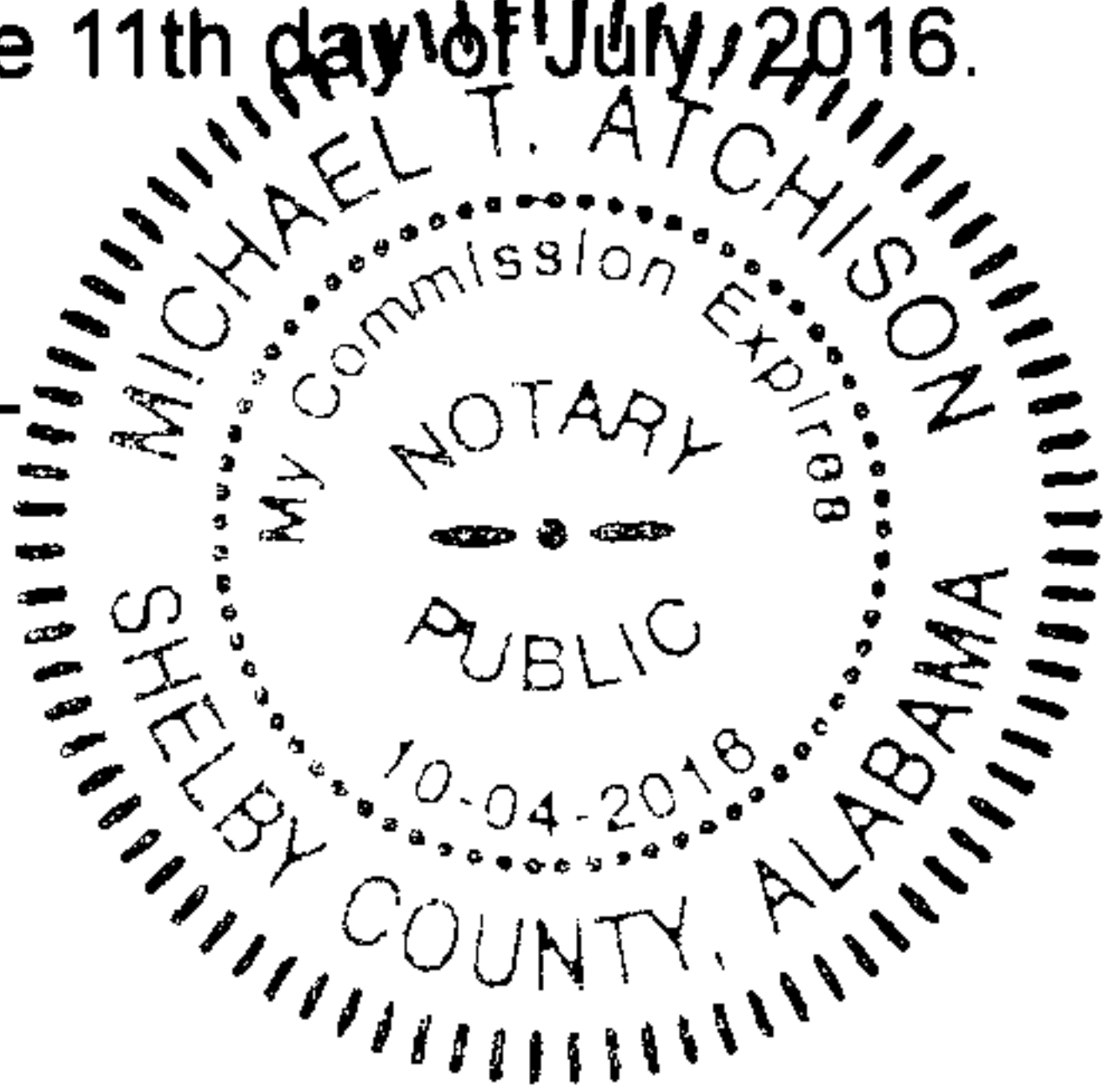



EXHIBIT "A"
LEGAL DESCRIPTION

Lot No. 52 as per W. J. Horsley's Map of the Town of Columbiana, described as follows: Beginning at a point on the South side of the East College Street 100 feet West of the West line of Catherine Street and the Northwest corner of the L.B. Riddle lot; thence run West along said East College Street 110 feet, more or less, to the Northeast corner of the Mims Roberts lot; thence run South along the East line of said Roberts lot to the Northwest corner of the Francis Leonard lot; thence run East along the North line of said Leonard lot to the Northeast corner of the Leonard lot; thence run North along the West line of the Riddle lot to the point of beginning.


20160804000276740 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/04/2016 11:32:58 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Wiley McKeller
Laura McKeller

Mailing Address * 1828 Fleming Rd
Vincent, AL 35178

Property Address 207 East College Street
Columbiana, AL 35051

Grantee's Name Daniel W. Blankenship
Tracy S. Blankenship

Mailing Address 207 East College Street
Columbiana AL 35051


Date of Sale July 11, 2016
Total Purchase Price \$182,500.00

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
xx Sales Contract
 Closing Statement

 Appraisal
 Other


20160804000276740 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/04/2016 11:32:58 AM FILED/CERT

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 July 27, 2016

 Unattested

(verified by)

Print Wiley McKeller

Sign 

(Grantor/Grantee/Owner/Agent) circle one