

Send tax notice to:
Barbara L. Ahmed
115 Stratshire Lane
Pelham, AL 35124
File No. PEL1600278

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Four Thousand and 00/100 Dollars (\$154,000.00) in hand paid to the undersigned, **Paul Foster Blackstone, Jr. , a married man, individually and as Co Personal Representative of the Estate of Betty Lou Blackstone, deceased, Probate Case No. PR 2015-000618, David Scott Blackstone, a married man, individually and as Co Personal Representative of the Estate of Betty Lou Blackstone, deceased, Probate Case No. PR 2015-000618, and Deborah Jane Blackstone, an unmarried woman, individually and as devisee of the Estate of Betty Lou Blackstone, deceased, Probate Case No. PR 2015-000618** (hereinafter referred to as "Grantors"), by **Barbara L. Ahmed** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Map and Survey of Stratford Place, Phase III, as recorded in Map Book 13, Page 67, and a resurvey recorded in Map Book 13, Page 108 and Amended Map of the Resurvey of the Final Plat, Phase III, Stratford Place, as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama.

The property being conveyed herein does not constitute the homestead of the Grantors nor the homestead of the Grantor's spouses.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

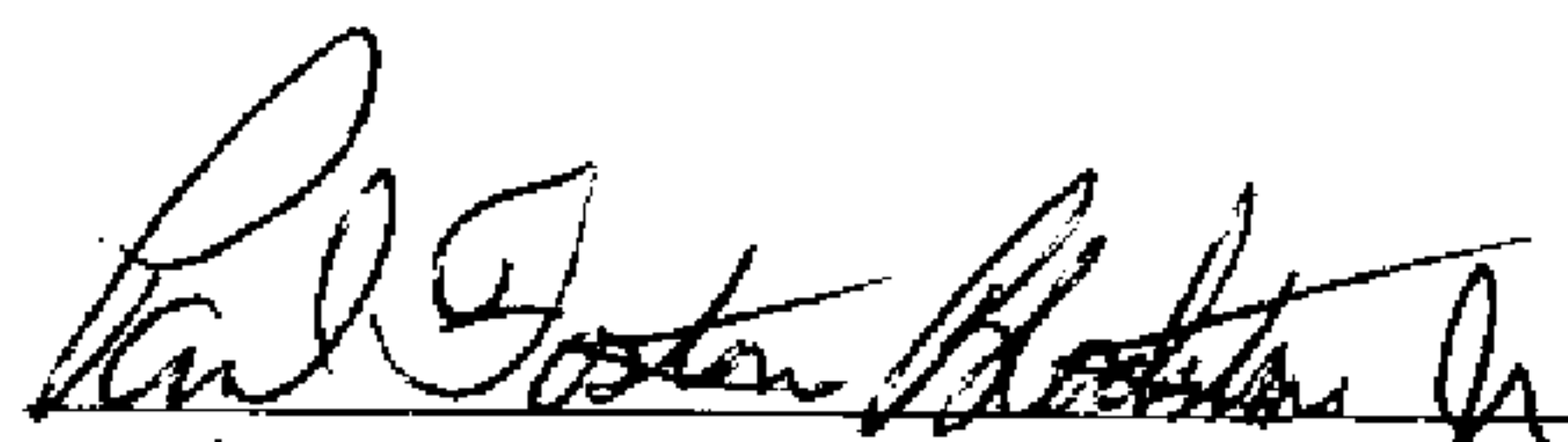
\$151210.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$5000.00 of the consideration was paid from the proceeds of a 2nd mortgage loan.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 5 day of August, 2016.



Paul Foster Blackstone, Jr., individually and as Co Personal Representative of the Estate of Betty Lou Blackstone, deceased, Probate Case No. PR 2015 000618



David Scott Blackstone, individually and as Co Personal Representative of the Estate of Betty Lou Blackstone, deceased, Probate Case No. PR 2015 000618



Deborah Jane Blackstone, as devisee of the Estate of Betty Lou Blackstone, deceased, Probate Case No. PR 2015 000618

STATE OF Alabama 20160811000286230 08/11/2016 12:24:04 PM DEEDS 3/5
COUNTY OF Shelby;

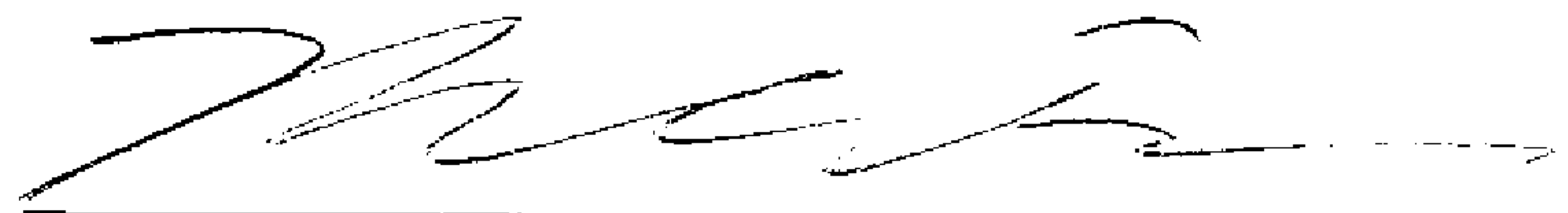
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Foster Blackstone, Jr. a married man, Individually and as Co Personal Representative of the Estate of Betty Lou Blackstone, deceased, Probate Case No. PR 2015 000618, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, individually and as such Co Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5 day of

August, 20 16.

Mark Asbury
Notary Public, State at Large
My Commission Expires June 28, 2020

[NOTARIAL SEAL]



Notary Public

Printed Name: Mark Asbury

My Commission Expires: 6-28-20

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Scott Blackstone, a married man, Individually and as Co Personal Representative of the Estate of Betty Lou Blackstone, deceased, Probate Case No. PR 2015 000618, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, individually and as such Co Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5 day of

August, 20 16.

Mark Asbury
Notary Public, State at Large
My Commission Expires June 28, 2020

[NOTARIAL SEAL]



Notary Public

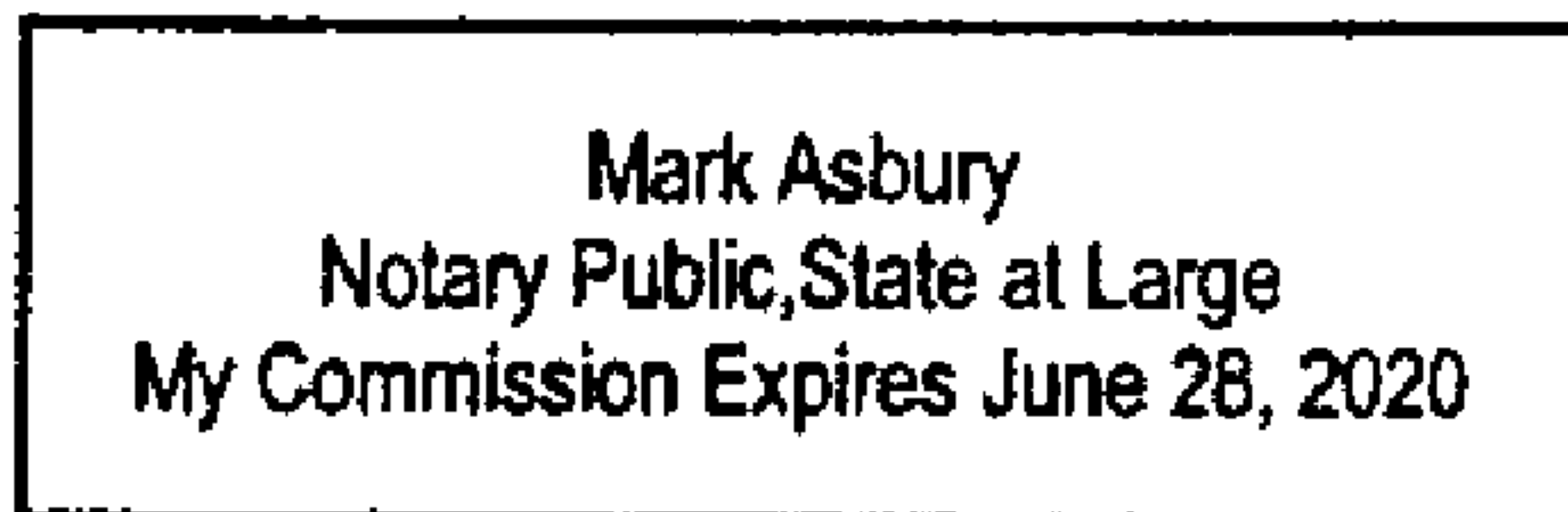
Printed Name: Mark Asbury

My Commission Expires: 6-28-20

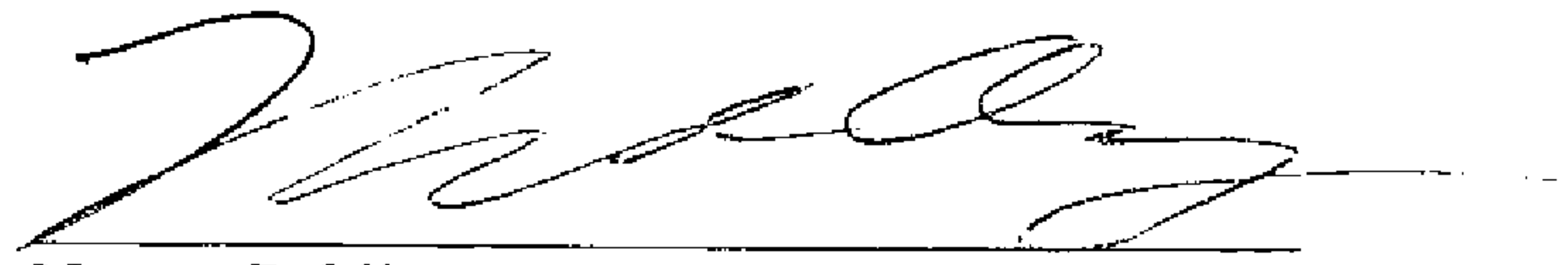
STATE OF Alabama 20160811000286230 08/11/2016 12:24:04 PM DEEDS 4/5
COUNTY OF Shelby ;

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah Jane Blackstone, an unmarried woman, individually and as devisee of the Estate of Betty Lou Blackstone, deceased, Probate Case No. PR 2015 000618, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, individually and as devisee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5 day of
August, 2016.



[NOTARIAL SEAL]


Notary Public
Printed Name: Mark Asbury
My Commission Expires: 6-28-20

20160811000286230 08/11/2016 12:24:04 PM DEEDS 5/5
Real Estate Sales Validation Form

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

Grantor's Name Paul Foster Blackstone Jr
Mailing Address 4025 Woodvale Ct
Helena AL 35080

Grantee's Name Barbara L Ahmed
Mailing Address 115 Stratshire Ln
Pelham AL 35294

Property Address 115 Stratshire Ln
Pelham AL 35294

Date of Sale 8/5/16
Total Purchase Price \$ 154,000

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

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 8/5/16

Print Mark Azbuny

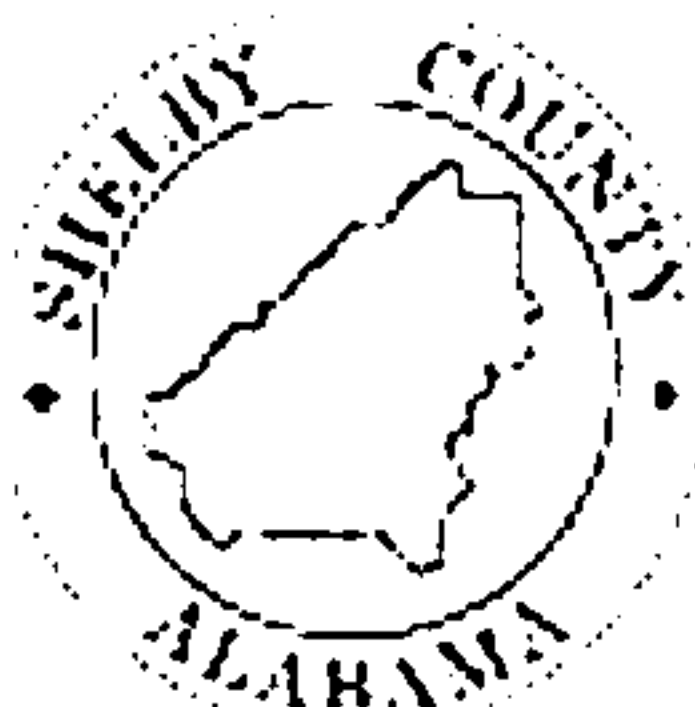
Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/11/2016 12:24:04 PM
\$30.00 JESSICA
20160811000286230

[Signature]