

This instrument was prepared without benefit of title evidence or survey by:
William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**


That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Gloria McKinney Blevins, formerly known as Gloria McKinney and Gloria S. McKinney, and husband, Terry Michael Blevins (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Gloria McKinney Blevins and Terry Michael Blevins (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at a corner in place accepted as the Northeast corner of the Southwest one-fourth of the Southeast one-fourth of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 03 deg. 14 min. 15 sec. West along the East boundary of said quarter-quarter section for a distance of 429.58 feet to a corner in place; thence proceed South 04 deg. 22 min. 59 sec. West for a distance of 222.32 feet to a corner in place, said point being the point of beginning. From this beginning point proceed South 02 deg. 22 min. 43 sec. West for a distance of 103.40 feet; thence proceed North 87 deg. 37 min. 17 sec. West for a distance of 421.26 feet; thence proceed North 02 deg. 22 min. 43 sec. East for a distance of 103.40 feet to a corner in place; thence proceed South 87 deg. 37 min. 17 sec. East for a distance of 421.26 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.0 acres.

Also, from the NE corner of the SW 1/4 of the SE 1/4 of Section 3, Township 19 South, Rang 2 East, run Southwardly along the East line of said 1/4 1/4 a distance of 527.12 feet to the point of beginning; thence continue in a straight line along the East line of said 1/4 1/4 a distance of 131.06 feet; thence right 90 deg. 20 min. a distance of 422.79 feet; thence right 89 deg. 40 min. a distance of 206.06 feet; thence right 90 deg. 20 min. a distance of 382.79 feet; thence right 89 deg. 40 min. a distance of 75.00 feet; thence left 90 deg. 20 min. a distance of 40 feet to the point of beginning of the property herein described.

Shelby County, AL 08/30/2016
State of Alabama
Deed Tax: \$26.00


20160830000314850 1/4 \$52.00
Shelby Cnty Judge of Probate, AL
08/30/2016 02:25:58 PM FILED/CERT

Also, TRACT 1A:

Commence at a corner in place accepted as the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 03 deg. 14 min. 15 sec. West along the East boundary of said 1/4-1/4 Section for a distance of 429.58 feet to a corner in place; thence proceed South 04 deg. 22 min. 59 sec. West for a distance of 222.32 feet to a corner in place; thence proceed South 02 deg. 22 min. 43 sec. West for a distance of 103.40 feet to the point of beginning; from this beginning point proceed North 87 deg. 37 min. 17 sec. West for a distance of 421.26 feet; thence proceed South 02 deg. 22 min. 43 sec. West for a distance of 103.40 feet; thence proceed South 87 deg. 37 min. 17 sec. East for a distance of 421.26 feet; thence proceed North 02 deg. 22 min. 43 sec. East for a distance of 103.40 feet to the point of beginning. According to survey of James R. Ray, RLS #18383, dated May 30, 1996.

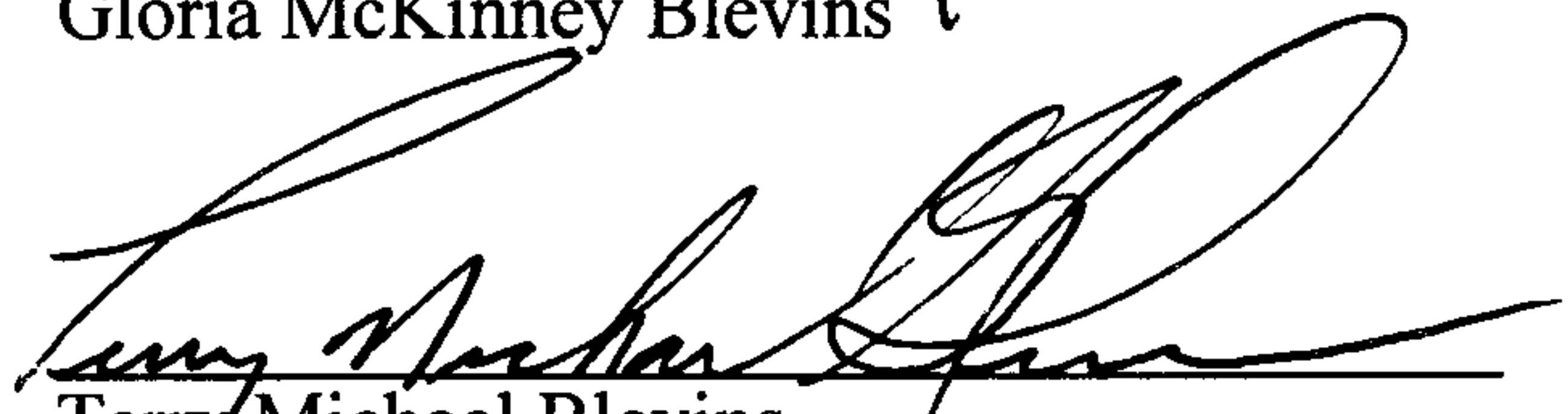
GRANTOR Gloria McKinney Blevins, formerly known as Gloria McKinney and Gloria S. McKinney, is the surviving grantee named in deeds recorded as Instrument # 1996-36134, Instrument # 1997-04676, and Instrument # 1999-28769 in the Probate Office of Shelby County, Alabama, the other grantee, Eddie M. McKinney or Eddie McKinney, having died December 13, 2009.


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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 30th day of August, 2016.


Gloria McKinney Blevins


Terry Michael Blevins


20160830000314850 2/4 \$52.00
Shelby Cnty Judge of Probate, AL
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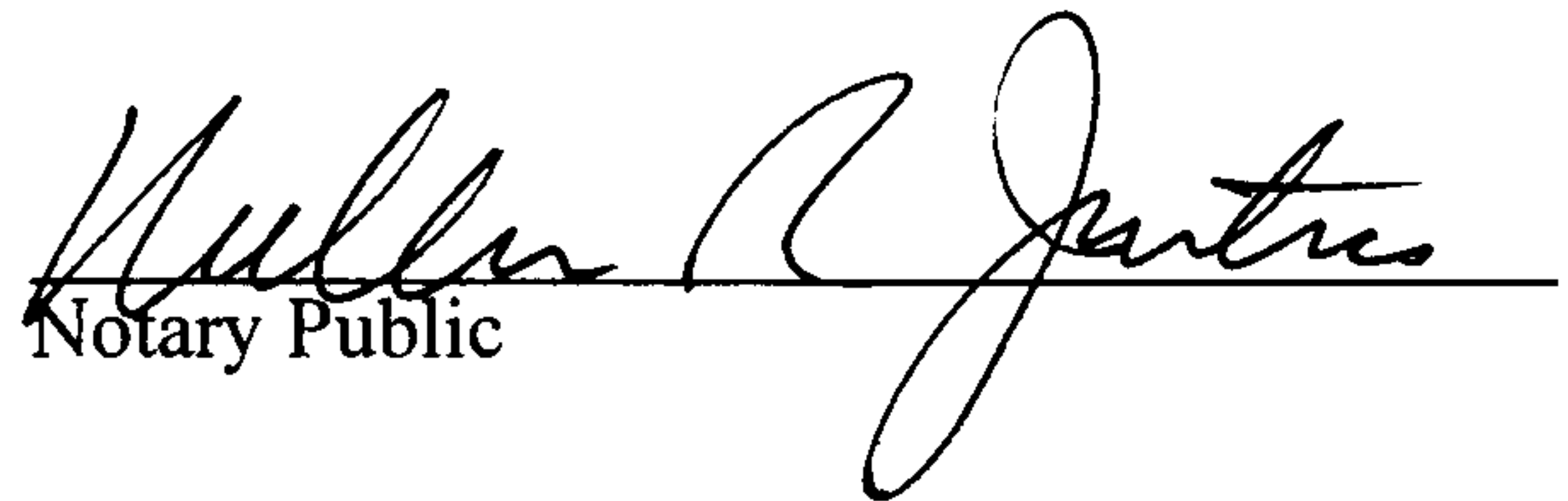
STATE OF ALABAMA


SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria McKinney Blevins and Terry Michael Blevins, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 2016.




Notary Public


201608300000314850 3/4 \$52.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Gloria McKinney Blevins
Mailing Address 131 Miller Drive
Vincent, AL 35178

Grantee's Name Gloria McKinney Blevins and
Mailing Address Terry Michael Blevins
131 Miller Drive
Vincent, AL 35178

Property Address 131 Miller Drive
Vincent, AL

Date of Sale 8-30-16
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 51,150 $\frac{1}{2}$ = 25,575

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 8-30-16

Print Gloria McKinney Blevins

☐ Unattested

Signature

Gloria McKinney Blevins
(Grantor/Grantee/Owner/Agent) circle one

erified by)



20160830000314850 4/4 \$52.00
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Form RT-1