

WARRANTY DEED

STATE OF ALABAMA } *Send Tax Notice to:*
 } Mark M. Blair
COUNTY OF SHELBY } 1583 Hiawatha Road, Calera AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OR SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of \$1,000.00 (One Thousand and 00/100 dollars) and other good and valuable consideration to the undersigned **GRANTOR or GRANTORS** in hand paid by the **GRANTEES** herein, the receipt of which whereof is acknowledged, we,

MARK M. BLAIR a married man,

and

SHELBY BLAIR DRUMM, a single woman,

(hereinafter referred to as **GRANTORS**), do hereby grant, bargain, sell and convey unto

MARK M. BLAIR a married man, and

TERRIE A BLAIR, a married woman,

(hereinafter referred to as **GRANTEES**) who are all heirs of law of the decedent, James David Blair, who died testate on or about 7/20/2011, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Beginning at the northeast corner of the southeast quarter of the southeast quarter of Section 9, Township 24 North, range 14 East, Shelby County, Alabama, and run thence southerly along the east line of said quarter-quarter a distance of 577.47' to a point on the northerly bank of Buxahatchee Creek;

This instrument prepared by:

Jeffrey W. Salyer, attorney

Marlow and Salyer, LLC.

1111, 17th, Ave, Calera, AL 35040


20160927000354780 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
09/27/2016 04:00:14 PM FILED/CERT

Shelby County, AL 09/27/2016
State of Alabama
Deed Tax: \$1.00

thence turn a deflection angle of 82 degrees 01 minute 03 seconds right and run west-southwesterly along said creek bank a distance of 53.01' to a point; thence turn a deflection angle of 4 degrees 44 minutes 46 seconds right and run westerly along said creek bank a distance 393.68' to a point; thence turn a deflection angle of 93 degrees 14 minutes 13 seconds right and run northerly a distance of 552.75' to a point on the north line of said SE $\frac{1}{2}$ of the SE $\frac{1}{2}$; thence turn a deflection angle of 88 degrees 09 minutes 38 seconds right and run easterly along said north line of said quarter-quarter a distance of 445.77' to a point of beginning, containing 6.0 acres and marked on each corner with a steel pin or pipe. Property is subject to any and agreements, easements, rights of way, restrictions and/or limitations of probated record or applicable law.

ALSO, the following described property:

Commence at the northeast corner of the SE $\frac{1}{2}$ of the SE $\frac{1}{2}$ of Section 9 Township 24 North, Range 14 East, Shelby County, Alabama, and run thence North 90 degrees 00 minutes 00 seconds West along the north line of said quarter-quarter section a distance of 921.73 feet to a point; thence run South 19 degrees 37 minutes 19 seconds West a distance of 501.92' to a point; thence run North 81 degrees 19 minutes 44 seconds West a distance a 281.97' to a point; thence run South 13 degrees 59 minutes 31 seconds West a distance of 146.83' to a steel pin corner and the point of beginning of the property, Parcel -2, being described: thence continue last described course 44.39' to a steel pin corner; thence run North 81 degrees 09 minutes 02 seconds west a distance of 164.79' to a steel pin corner; thence run North 11 degrees 06 minutes 04 seconds West a distance 164.76' to a steel pin corner; thence run North 77 degrees 54 minutes 48 seconds East a distance of 56.53' to a steel pin corner; thence run South 26 degrees 42 minutes 50 seconds East a distance of 159.00' to a steel pin corner; thence run South 80 degrees 03 minutes 48 seconds East a distance of 79.73' to the point of beginning, containing 0.43 of an acre and subject to any and all agreements, easements, rights of way, restrictions, conditions and/or limitations of probated record and/or applicable law.

THIS DEED PREPARED WITHOUT BENEFIT OF SURVEY AND WITHOUT BENEFIT OF A TITLE SEARCH

TO HAVE AND TO HOLD, Unto said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with 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 foresaid; that I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE, have set our hand and seal on this the 26 day of September 2016

WITNESS:

Shelby Blair Drumm (Seal)

Shelby Blair Drumm (grantor and heir at law of (James David Blair)

Mark M. Blair (Seal)

Mark M. Blair (grantor and heir at law of (James David Blair)

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shelby Blair Drumm, a single woman, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 26 day of September 16 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:

Lugha Goodman Marlow

NOTARY PUBLIC

My Commission Expires:

3/8/17

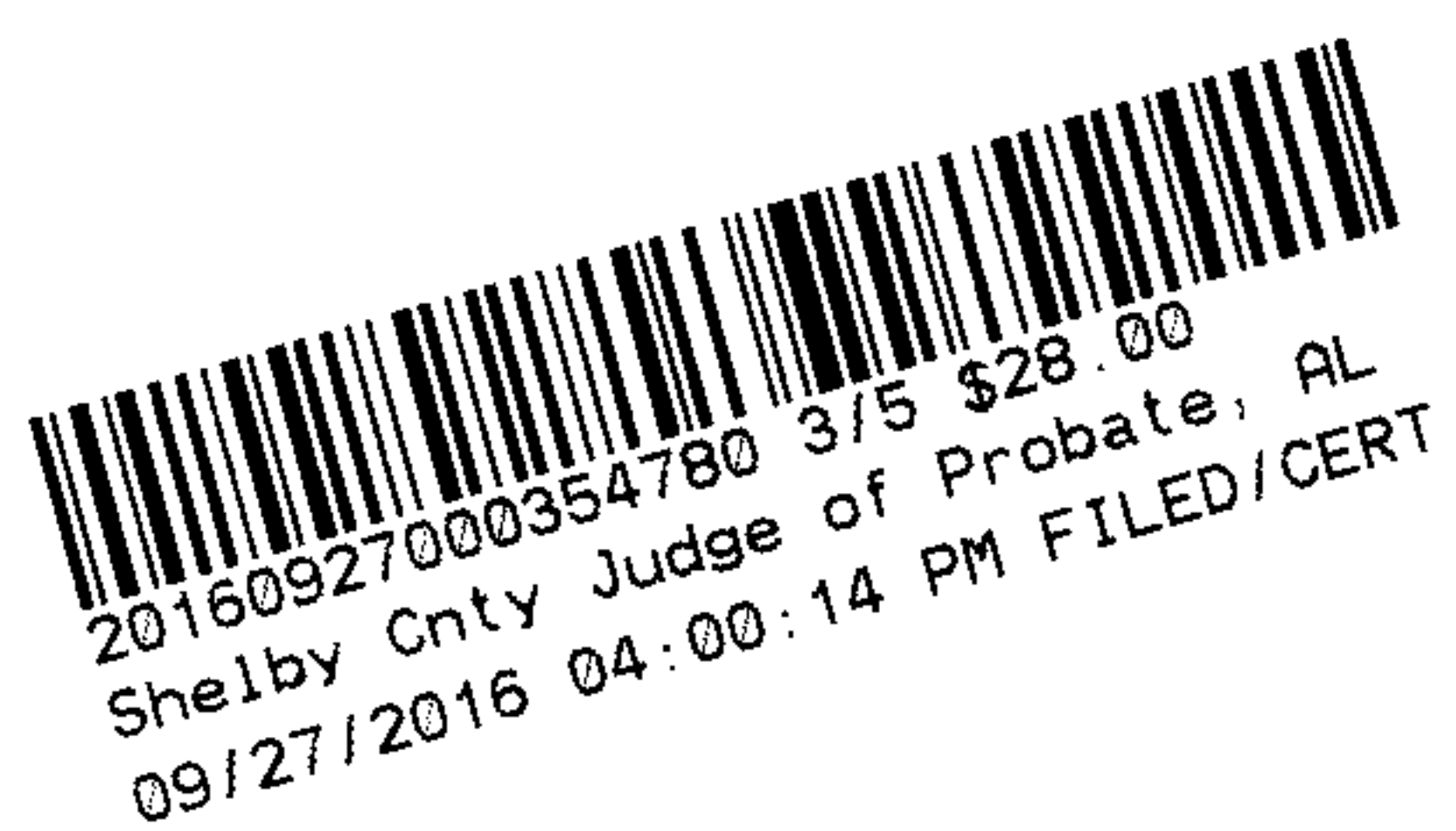
STATE OF ALABAMA }

This instrument prepared by:

Jeffrey W. Salyer, attorney

Marlow and Salyer, LLC.

1111, 17th, Ave, Calera, AL 35040



COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , **Mark M. Blair**, a married man whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 26 day of September 2016 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:

Ruigha Goodman Marlow

NOTARY PUBLIC

My Commission Expires: 3/8/17

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This instrument prepared by:

Jeffrey W. Salyer, attorney

Marlow and Salyer, LLC.

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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 Mark Blair
Mailing Address 1583 Hiawatha Rd
Calera 35040

Grantee's Name Terrie Blair
Mailing Address 1583 Hiawatha Rd
Calera 35040

Property Address 1583 Hiawatha Rd
Calera 35040

Date of Sale 9/26/14
Total Purchase Price \$ 1,000

or
Actual Value \$

or
Assessor's Market Value \$



20160927000354780 5/5 \$28.00
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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 9/27/14

Print Mark M. Blair

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1