

This Instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Eric Peterson
Diana Peterson
11590 Highway 280
Westover, AL 35147

20170301000070170
03/01/2017 10:20:36 AM
DEEDS 1/6

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Seventy Five Thousand Two Hundred Dollars and No Cents (\$175,200.00)**, 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, **Shannon L. Scott, Personal Representative of The Estate of Kenneth Ray Blankenship, Case # PR-2015-000354, Thelma J. Blankenship n/k/a Thelma Robitard, a married woman, Amanda G. Blankenship, a married woman, and Shannon L. Scott, a married woman, whose mailing address is 1957 Hoover Court, Suite 306, Hoover, AL 35226** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Eric Peterson and Diana Peterson, whose mailing address is 11590 Highway 280, Westover, AL 35147** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **11590 Highway 280, Westover, AL 35147**; to wit;

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID 1/4-1/4 SECTION, 340.0 FEET TO THE CENTERLINE OF A BRANCH; THENCE SOUTH 42 DEGREES 05 MINUTES 14 SECONDS EAST ALONG SAID CENTERLINE 264.97 FEET; THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 24 DEGREES 10 MINUTES 50 SECONDS EAST 293.04 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 79 DEGREES 16 MINUTES 45 SECONDS WEST 327.78 FEET TO AN IRON PIN; THENCE NORTH 26 DEGREES 50 MINUTES 48 SECONDS WEST 203.17 FEET; THENCE SOUTH 77 DEGREES 21 MINUTES 03 SECONDS WEST 228.76 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 05 MINUTES 21 SECONDS WEST 393.77 FEET BACK TO THE POINT OF BEGINNING. LYING AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

ALSO, AN EASEMENT FOR INGRESS AND EGRESS, COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 05 MINUTES 20 SECONDS EAST ALONG THE WEST BOUNDARY LINE OF SAID 1/4-1/4 SECTION, 393.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 05 MINUTES 19 SECONDS EAST 423.29 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 42 SECONDS EAST 340.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 280 AND AN IRON PIN; THENCE NORTH 83 DEGREES 49 MINUTES 46 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 40.90 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 48 DEGREES 58 MINUTES 42 SECONDS WEST 355.09 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 05 MINUTES 20 SECONDS WEST 416.33 FEET TO AN IRON PIN; THENCE SOUTH 77 DEGREES 21 MINUTES 03 SECONDS WEST 30.74 FEET BACK TO THE POINT OF BEGINNING. LYING AND BEGIN SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EST, SHELBY COUNTY, ALABAMA.

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

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of February, 2017.

Thelma J. Blankenship
Thelma J. Blankenship n/k/a Thelma Robitard

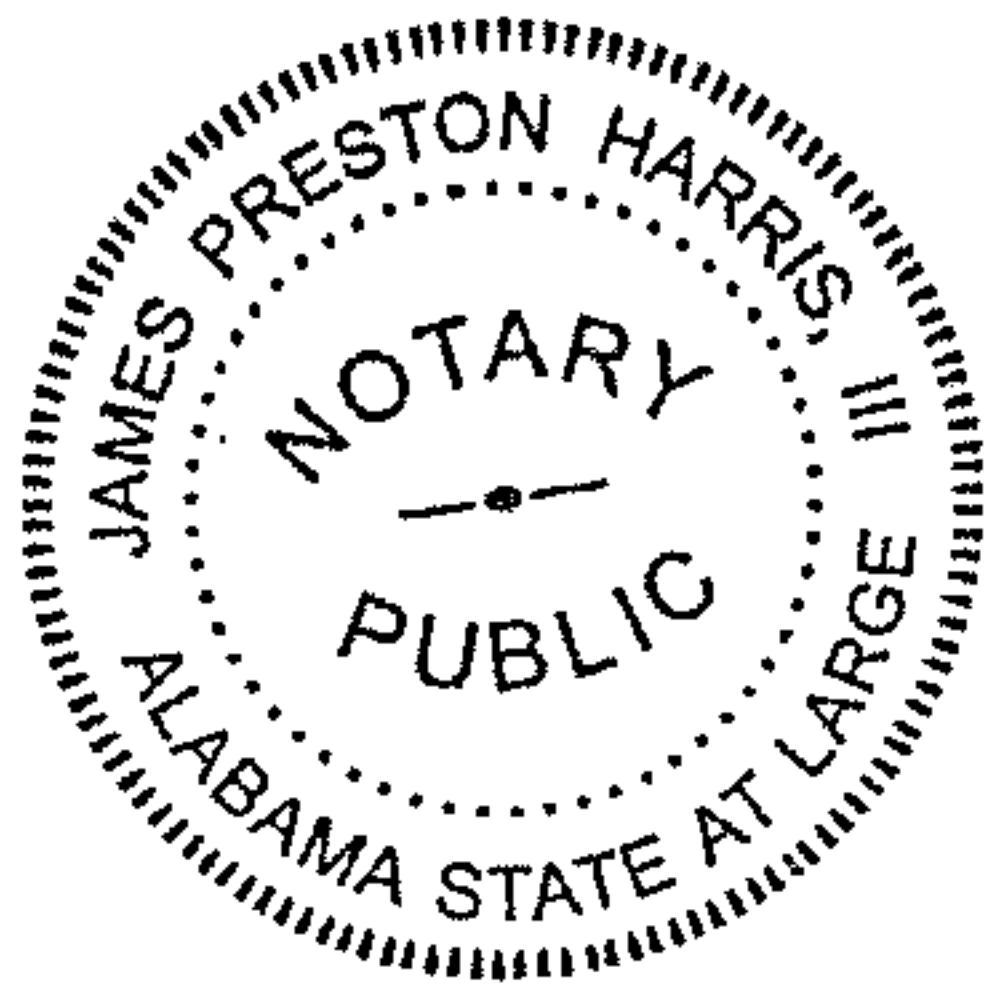
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Thelma J. Blankenship n/k/a Thelma Robitard, whose name is signed to the foregoing conveyance, and who is 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 this the 24th day of February, 2017.

James Preston Harris III
Notary Public

My commission expires: 02/21/2018
(Seal)



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 24th day of February, 2017.

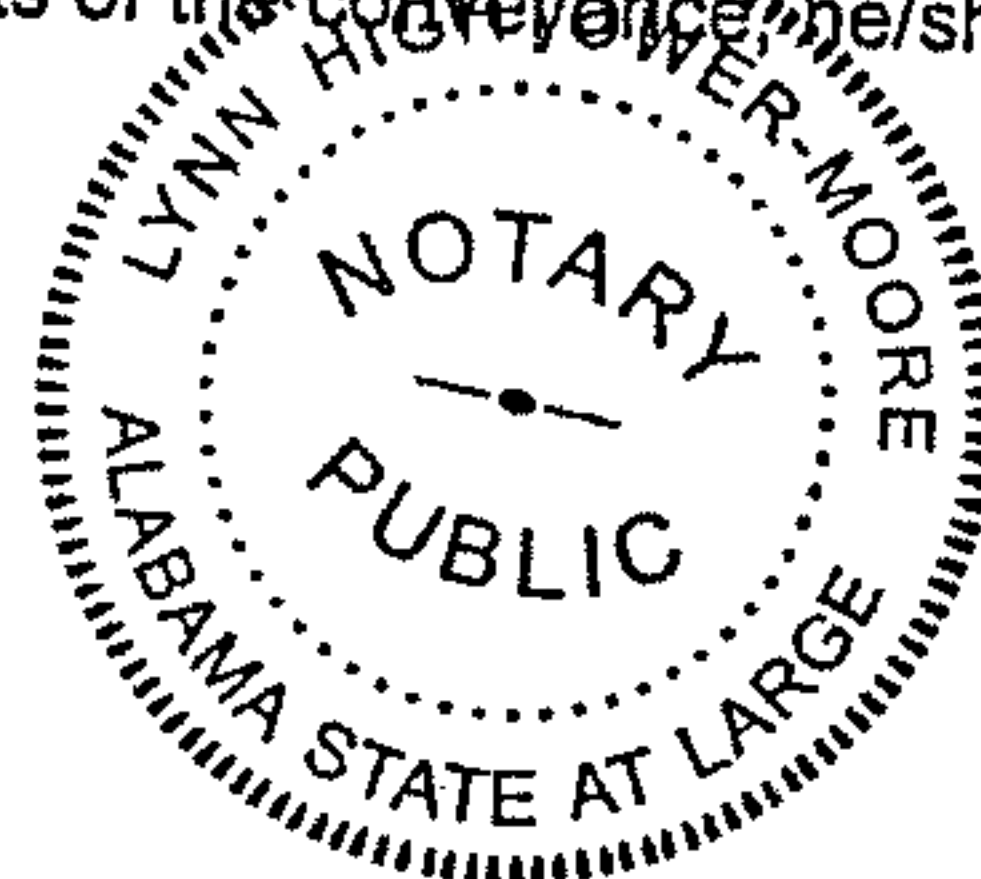
Shannon L. Scott Personal Representative
Shannon L. Scott, Personal Representative of The
Estate of Kenneth Ray Blankenship, Case #
PR-2015-000354

Shannon L. Scott
Shannon L. Scott

STATE OF ALABAMA
COUNTY OF JEFFERSON

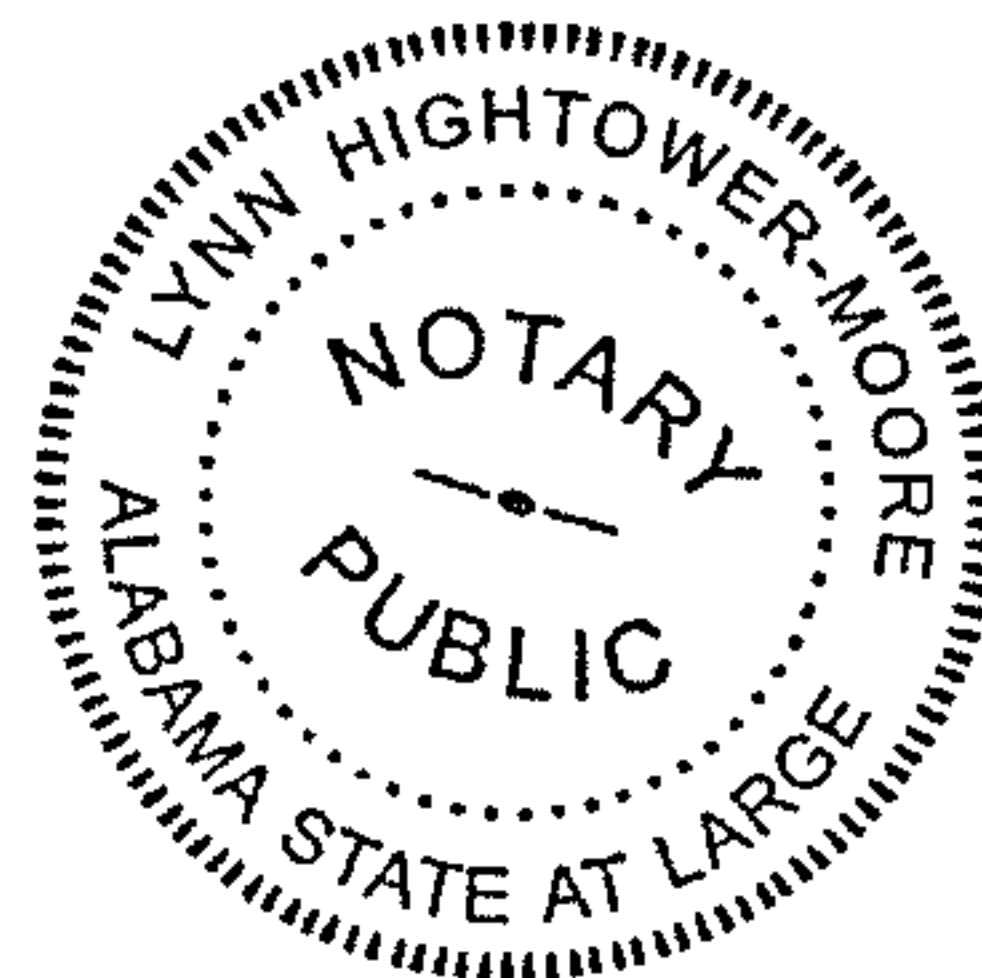
I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Shannon L. Scott, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand this the 22nd day of February, 2017.

[Signature]
Notary Public
My commission expires: 1-8-18
(Seal)



I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Shannon L. Scott, whose name is signed as Personal Representative of the Estate of Kenneth Ray Blankenship, deceased, Probate Case #PR-2015-000354, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Executor or Executrix, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on February 22, 2017.

[Signature]
Notary Public
My commission expires: 1-8-18



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of February, 2017.

Amanda Gail Landry
Amanda G. Blankenship NKA Amanda GAIL LANDRY

STATE OF FLORIDA
COUNTY OF Escambia

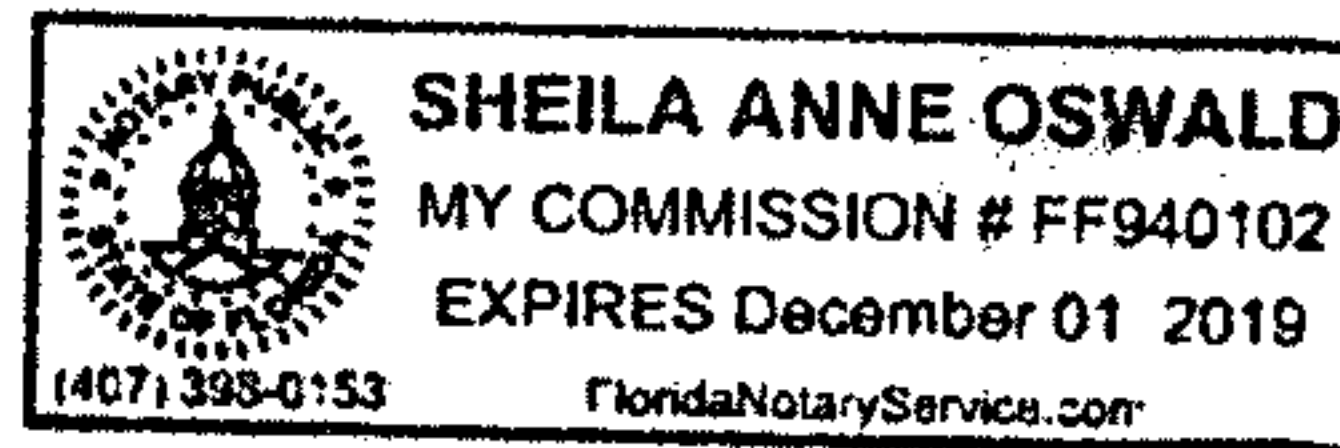
I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that
* Amanda G. Blankenship, whose name is signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they
executed the same voluntarily on the day the same bears date.

Given under my hand this the 23 day of February, 2017.

Sheila Anne Oswald
Notary Public

My commission expires: _____
(Seal)

NKA Amanda GAIL
LANDRY



Real Estate Sales Validation Form

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

Grantor's Name	Shannon L. Scott, Personal Representative of The Estate of Kenneth Ray Blankenship, Case # PR-2015-000354 Thelma J. Blankenship n/k/a Thelma Robitard Amanda G. Blankenship Shannon L. Scott	Grantee's Name	Eric Peterson Diana Peterson
Mailing Address	<u>1957 Hoover Court, Suite 306</u> <u>Hoover, AL 35226</u>	Mailing Address	<u>11590 Highway 280</u> <u>Westover, AL 35147</u>
Property Address	<u>11590 Highway 280</u> <u>Westover, AL 35147</u>	Date of Sale	<u>February 24, 2017</u>
		Total Purchase Price	<u>\$175,200.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> X </u> Sales Contract	<u> </u> Other
<u> </u> 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 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 February 22, 2017


Print Shannon L. Scott, Personal Representative of The
Form RT-1

Unattested


(verified by)

Sign

Estate of Kenneth Ray Blankenship, Case #
PR-2015-000354


(Grantor/Grantee/Owner/Agent) circle one

20170301000070170 03/01/2017 10:20:36 AM DEEDS 6/6

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2017 10:20:36 AM
\$65.50 CHERRY
20170301000070170

