


This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
20161114000419060, Shelby County
Probate Judge, Shelby County, Alabama,
11/14/2016.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20170518000173740 1/4 \$465.00
Shelby Cnty Judge of Probate, AL
05/18/2017 12:41:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **Tommy Blackerby**, a married man, herein referred to as Grantor, do hereby grant, bargain, sell, warrant and convey unto **M.U.T. Investments, LLC**, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for Property Description.

Subject To: (1) Advalorem taxes payable October 1, 2017 and thereafter; (2) Mineral and mining rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record.

Subject To: A mortgage in the approximate amount of \$551,000.00 to Central State Bank.

This property is no part of Grantor's homestead.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantee, its successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances, other than set out, made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all

persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 18th day of May, 2017.

Tommy Blackerby
TOMMY BLACKERBY

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Tommy Blackerby**, a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of May, 2017.

[Signature]
Notary Public
My commission expires: 3/19/2019

Send tax notice to:
M.U.T Investments, LLC
300 Marina Road
Shelby, AL 35143

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EXHIBIT "A"

Legal Description:

BEGIN AT THE SW CORNER OF THE SW ¼ OF THE NW 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN S 88-25'41" E, ALONG THE SOUTH LINE OF SAID ¼-1/4 FOR 785.48' MORE OR LESS TO THE LOW WATER MARK OF THE CAHABA RIVER; THENCE RUN NORTHWESTERLY, ALONG SAID LOW WATER MARK FOR 900 FEET MORE OR LEES; THENCE, DEPARTING SAID LINE, RUN S 39-36'42" W FOR 209.99' MORE OR LEES TO A FOUND ½" REBAR; THENCE RUN S 75-07'49" W FOR 169.91' TO A FOUND ½" REBAR; THENCE RUN S 49-57'15" W FOR 110.11' TO A FOUND ½" REBAR; THENCE RUN N 31-31'49" W FOR 202.88' TO A SET CAP REBAR SITUATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 52, SAID CAP REBAR BEING SITUATED ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31-23'33" A RADIUS OF 1111.70' AND A CHORD BEARING OF S 59-24'26" W; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 609.10' TO A FOUND ½" REBAR; THENCE, DEPARTING SAID RIGHT OF WAY RUN S 0-00'12" W FOR 219.97' TO A FOUND ½" REBAR SITUATED ON THE SOUTH LINE OF THE SE ¼ OF THE NE ¼ OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN S 89-58'25" E, ALONG SAID ¼-1/4 LINE FOR 835.34' TO THE POINT OF BEGINNING, CONTAINING 14.14 ACRES. SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS OF WAYS OF RECORD.



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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 Tommy Blackerby
Mailing Address 300 Marina Road
Shelby, AL 35143


Grantee's Name M.U.T. Investments, LLC
Mailing Address 300 Marina Road
Shelby, AL 35143

Property Address 2222 Highway 52 West
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 440,680.00


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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 Shelby County (AL) Tax Assessor's Office
☐ 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 5/18/17

Print TOMMY BLACKERBY

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1