

Send tax notice to:
PHILLIP R. BLASINGAME
144 CREST DRIVE
STERRETT, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017325

WARRANTY DEED

**20170705000237370
07/05/2017 11:55:12 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$299,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BENJAMIN S. TALTON and BRENDA K. TALTON, HUSBAND AND WIFE **whose mailing address** is: 284 Prater Road, Weogafka, AL 35183 (hereinafter referred to as "Grantors") by PHILLIP R. BLASINGAME and ANGIE DENISE OLIVER **whose property address** is: 144 Crest Drive, Sterrett, AL, 35147 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Carden Crest, as recorded in Map Book 35, Page 64, in the Probate Office of Shelby County, Alabama.

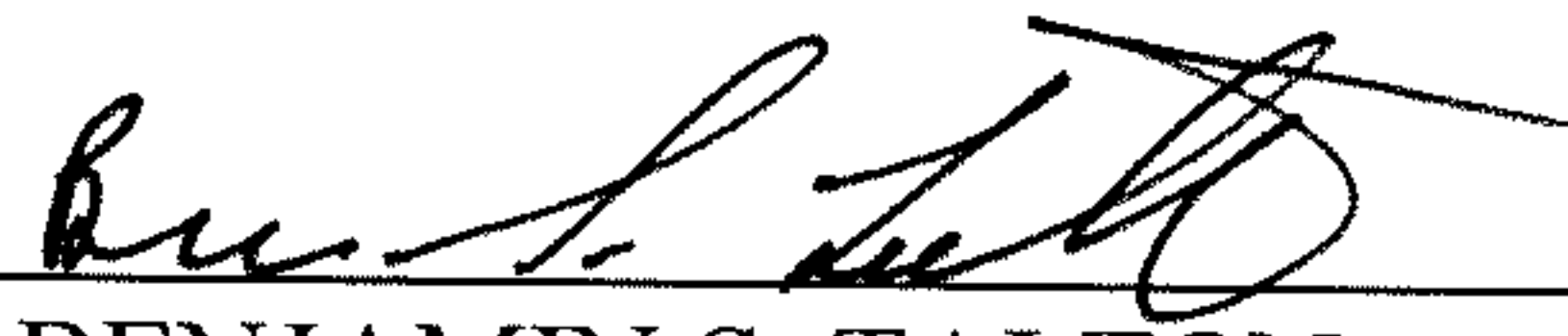
SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Inst. No. 20050708000343630, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company as recorded in Inst No. 20050203000056340, in the Probate Office of Shelby County, Alabama.
5. Right of way to Bellsouth Telephone Company as recorded in Inst. No. 20050923000496830, in the Probate Office of Shelby County, Alabama.
6. Right of way to Thorton & Associations as recorded in Inst. No. 2002-3180,
7. Easements and building lines as shown on recorded map.

\$370,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of June, 2017.

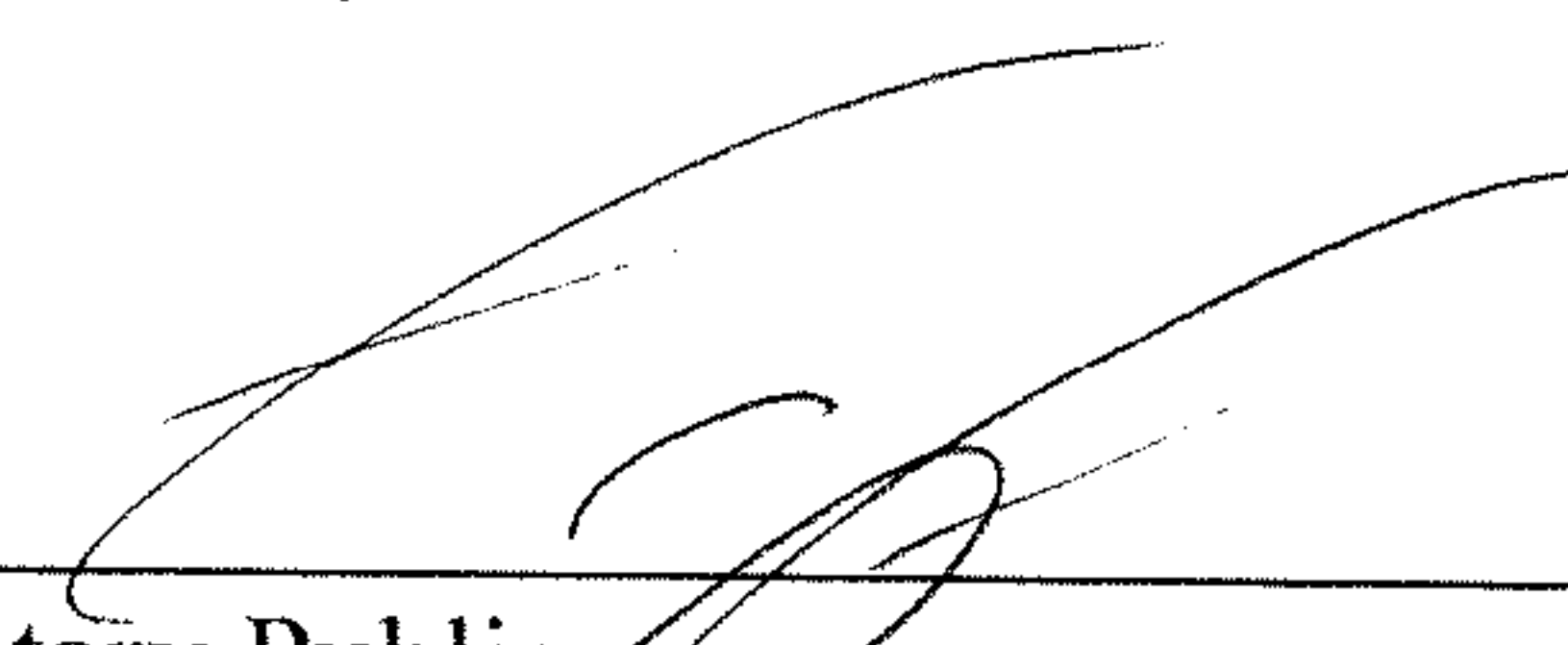

BENJAMIN S. TALTON


BRENDA K. TALTON

STATE OF ALABAMA
COUNTY OF SHELBY

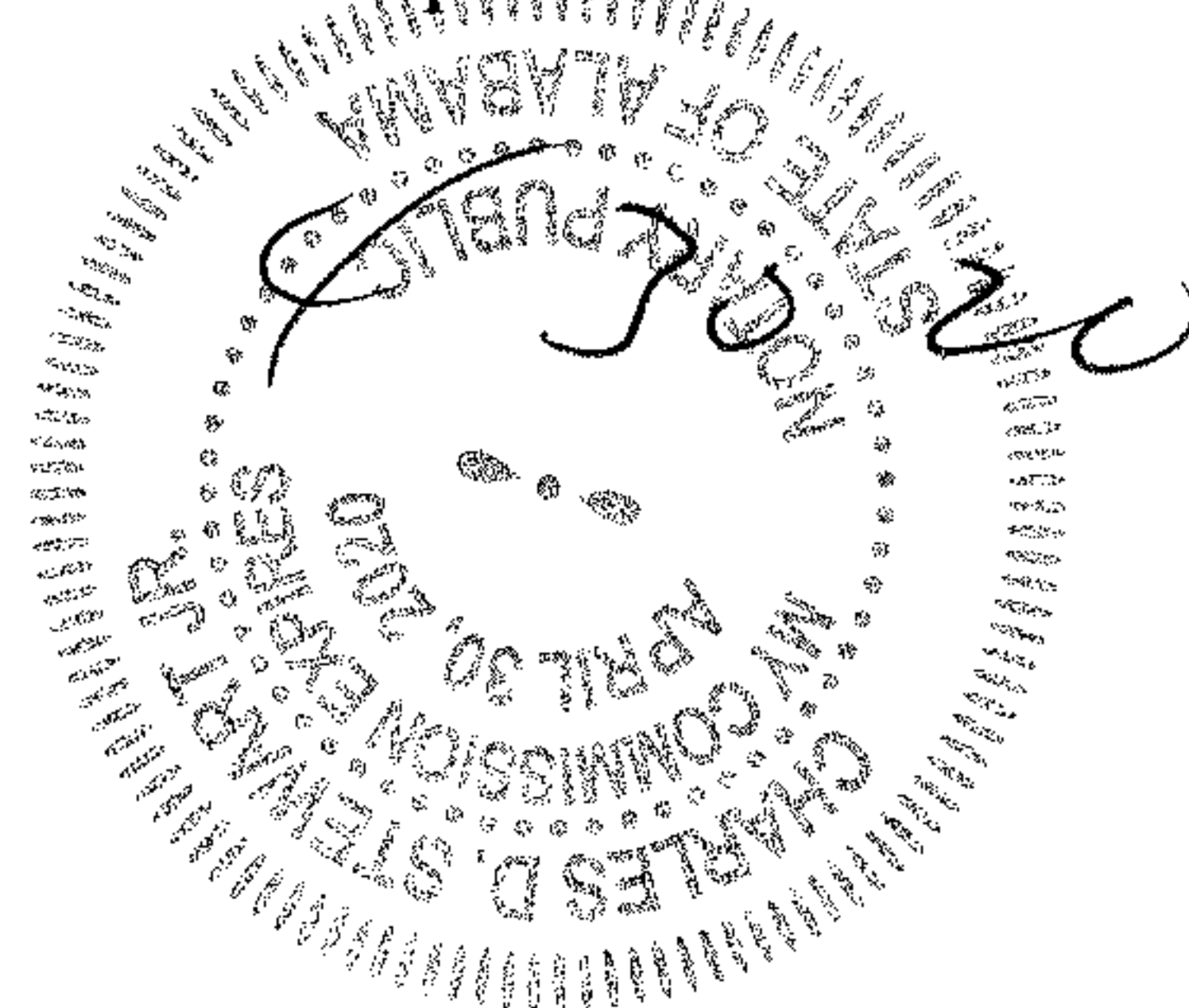
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BENJAMIN S. TALTON and BRENDA K. TALTON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of June, 2017.


Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 11:55:12 AM
\$19.00 CHERRY
20170705000237370

