

This Instrument Was Prepared by:  
Lorrie Maples Parker, Esquire  
The Parker Law Firm, LLC  
500 Office Park Drive Suite 100  
Birmingham, Alabama 35223

Send Tax Notice To:  
  
Frederic Scott Blake  
Felicia Headrick Blake  
2737 Wellington Drive  
Pelham, Alabama 35124

WARRANTY DEED  
Joint Tenancy with Right of Survivorship

STATE OF ALABAMA }  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars (\$174,900.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, we, **BRAD MATTHEW MCLELLAN AND HEATHER NICOLE MCLELLAN, HUSBAND AND WIFE** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **FREDERIC SCOTT BLAKE AND FELICIA HEADRICK BLAKE** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

NOTE: \$139,920.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 13th day of July 2017.

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_

Brad Matthew McLellan  
BRAD MATTHEW MCLELLAN  
Heather Nicole McLellan  
HEATHER NICOLE MCLELLAN

STATE OF ALABAMA     0  
COUNTY OF JEFFERSON 0

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brad Matthew McLellan and Heather Nicole McLellan, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this July 13, 2017.

\_\_\_\_\_  
Lorrie Maples Parker, Notary Public  
My Commission Expires: 10/16/2019

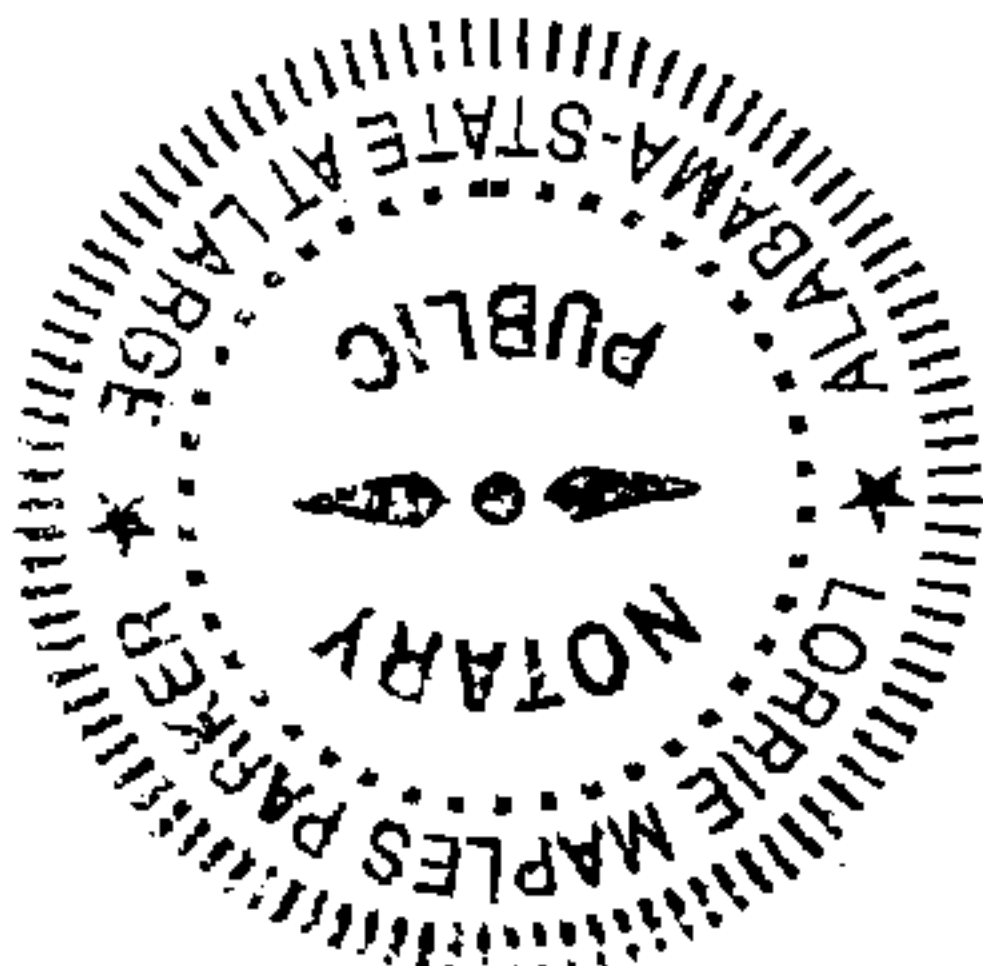




EXHIBIT "A"

LEGAL DESCRIPTION

Lot 8, according to Survey of Chanda Terrace 6th Sector, as recorded in Map Book 16, Page 10, in the Probate Office of Shelby County, Alabama.

X  

Real Estate Sales Validation Form

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

Grantor's Name	Brad Matthew McLellan Heather Nicole McLellan	Grantee's Name	Frederic Scott Blake Felicia Headrick Blake
Mailing Address	119 Hayesbury Lane Pelham, AL 35124	Mailing Address	2737 Wellington Drive Pelham, AL 35124
Property Address	2737 Wellington Drive Pelham, AL 35124	Date of Sale	July 12, 2017
		Total Purchase Price	\$174,900.00
		Or Actual Value	\$
		Or Assessor's Market Value	\$

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	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	July 13, 2017	Print	Brad Matthew McLellan
Unattested		Sign	<u>Brad Matthew McLellan</u> (Grantor/Grantee/Owner/Agent) circle one
Date	July 13, 2017	Print	Heather Nicole McLellan
Unattested		Sign	<u>Heather Nicole McLellan</u> (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/17/2017 12:39:05 PM  
\$56.00 CHERRY  
20170717000255120

*James W. Fuhrmeister*