


TITLE NOT EXAMINED
LEGAL DESCRIPTION FURNISHED BY GRANTOR
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by
Joel C. Watson, Attorney at Law
1240 1st St N. Suite 102
Alabaster, Alabama 35007


20180112000014310 1/3 \$54.50
Shelby Cnty Judge of Probate, AL
01/12/2018 04:16:05 PM FILED/CERT

WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF SURVIVORSHIP,

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of FIVE THOUSAND DOLLARS AND NO\100 to the undersigned
grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

MARGARET A. FLETCHER, A SINGLE WOMAN
(herein referred to as grantors) do grant, bargain, sell and convey unto

MARGARET A. FLETCHER and ANGLIA MAE BLAKE
(herein referred to as Grantee) the following described real estate, IN SHELBY COUNTY,
ALABAMA to wit:

Beginning at the Northeast corner of the NE ¼ of Section 11, Township 22 S, Range 4 W, and
run West 331 feet to the point of beginning, thence continue West 662 feet, thence run South 161
feet, thence East 662 feet, thence North 161 feet to the point of beginning, containing 2 ½ acres,
more or less. Survey by Floyd Atkinson, Alabama Registration No. 1352. This property is
recorded in the Probate Office of Shelby County, Alabama: being situated in Shelby County,
Alabama.

James Thomas Fletcher, a prior owner died on or about March 18, 2016 in
Shelby County, Alabama.

Subject to Easements, Restrictions, Mortgages, and Rights of Way of Record..

**TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint
lives and upon the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such SURVIVOR forever, together with every contingent
remainder and right of reversion.**

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
GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
11 day of January, 2018.

WITNESS:

Margaret A. Fletcher
Grantor ~~Margaret A. Fletcher~~

Grantor


Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARGARET A. FLETCHER whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 and official seal this 11 day of January A.D.
2018.

Kay Barker
NOTARY PUBLIC


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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 Margaret A Fletcher
Mailing Address 4596 Highway 10
Montevallo, AL
35115

Grantee's Name Anglia M Blake
Mailing Address 4596 Highway 10
Montevallo, AL
35115

Property Address 4697 Highway 10
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 67,000.00 1/2 3350

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 _____

Print Anglia M Blake

☐ Unattested

(verified by)

Sign Anglia M Blake

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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