

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Chris S. Blakeman and Michele M. Blakeman  
212 Highway 213  
Calera, AL 35040

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Seventy Thousand and 00/100 (\$370,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Peter Drummond-Hay as Personal Representative of the Estate of Auriol Marion Mann, Probate Case No. PR-2017-000629** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Chris S. Blakeman and Michele M. Blakeman** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof.**

Subject To:

- (1) Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
- (2) Existing covenants and restrictions, easements, building lines and limitations of record.
- (3) Right-of-way granted to Alabama Power Company recorded in Volume 121, Page 143 and Volume 176, Page 385.

\$351,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hands and seals this the 27<sup>th</sup> day of February, 2018.

Estate of Auriol Marion Mann  
Probate Case No. PR-2017-000629

  
By: Peter Drummond-Hay,  
Personal Representative

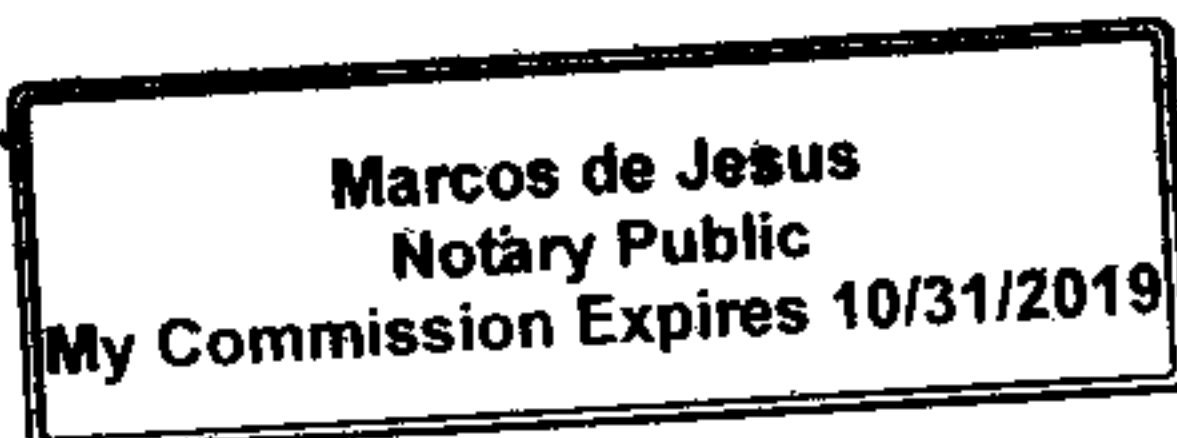
STATE OF Connecticut )  
COUNTY OF Fairfield )


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Peter Drummond-Hay, whose name as Personal Representative of Estate of Auriol Marion Mann, Probate Case No. PR-2017-000629, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such personal representative and with full authority, signed the same voluntarily for and as the act of said estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27 day of February, 2018.

  
NOTARY PUBLIC

My Commission Expires: 10/31/19



  
20180305000069860 2/4 \$42.50  
Shelby Cnty Judge of Probate, AL  
03/05/2018 09:39:48 AM FILED/CERT

## EXHIBIT "A"


### PARCEL I:

Beginning at the northeast corner of the NE 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run thence southerly along the east line of said quarter—quarter section a distance of 1,328.15 feet to the southeast corner of same said quarter—quarter section; Thence turn 90 degrees 43 minutes 32 seconds right and run westerly along the south line of same said quarter—quarter section a distance of 727.70 feet to a point; thence turn 89 degrees 05 minutes 33 seconds right and run northerly 770.76 feet to a point; thence turn 32 degrees 45 minutes 26 seconds left and run northwesterly 279.25 feet to a point; thence turn 63 degrees 04 minutes 18 seconds right and run northeasterly 365.44 feet to a point on the north line of said quarter—quarter section: thence turn 60 degrees 03 minutes 05 seconds right and run easterly along said quarter—quarter line 698.49 feet to the point of beginning.

### ALSO:

There is an existing twenty foot wide (20.0') access easement from Highway 213 to the gate of subject property the centerline of which is described as follows:

Commence at the northeast corner of the NE 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run thence westerly along the north line of said quarter—quarter section distance of 698.49 feet to a point; thence turn 60 degrees 03 minutes 05 seconds left and run southwesterly 165.44 feet to a point; thence turn 63 degrees 04 minutes 18 seconds left and run southeasterly 12.51 feet to the point of beginning of the easement on the centerline said easement being described; thence turn 150 degrees 39 minutes 18 seconds right and run northwesterly 412.99 feet to a point; thence turn 24 degrees 05 minutes 00 seconds left and run westerly 205.71 feet to a point marking the east right of way line of Shelby County Highway No. 213 and the end of required easement. Easement is ten feet on either side of just described centerline.

  
20180305000069860 3/4 \$42.50  
Shelby Cnty Judge of Probate: AL  
03/05/2018 09:39 48 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Estate of Auriol Marion Mann,  
Probate Case No. PR-2017-000629

Grantee's Name Chris S. Blakeman and  
Michele M. Blakeman

Mailing Address 86 Rowayton Avenue  
Rowayton, CT 06853

Mailing Address 212 Highway 213  
Calera, AL 35040

Property Address 212 Highway 213  
Calera, AL 35040

Date of Sale February 28, 2018

Total Purchase Price \$ 370,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20180305000069860 4/4 \$42.50  
Shelby Cnty Judge of Probate, AL  
03/05/2018 09:39:48 AM FILED/CERT

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/ Assessor's Appraised Value  
☐ Sales Contract ☐ Other - property tax redemption  
☒ 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 \_\_\_\_\_

Estate of Auriol Marion-Mann  
Probate Case No. PR-2017-000629  
Print Peter Drummond-Hay, Personal Representative

Unattested \_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one