

20 \$19.00 rec

This Instrument was Prepared by:
Tina L. Whitenite
215 7th Street NW
Alabaster, AL 35007

Send Tax Notice To: Jason Blanton
Rebekah Blanton
215 7th Street NW
Alabaster, AL 35007

WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Tina L. Whitenite, a single woman** (herein referred to as grantor), does grant, bargain, sell and convey unto **Jason Blanton and Rebekah Blanton** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 7, in Block 5, according to a Resurvey of Blocks 5 and 12, of Alabaster Gardens, as recorded in Map Book 9, Page 51, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO: Commence at the Northwest corner of said Lot 7 for the point of beginning; thence Southerly along the West line of Lot 7 and along and with the East right of way margin of Seventh Street NW 75.00 feet to the Southwest corner of Lot 7 and the Northwest corner of Lot 8; thence continue Southerly along the East right of way margin of Seventh Street Northwest and along and with the West line of Lot 8 a distance of 4.50 feet; thence 90 deg. 00 min. 00 sec. left and leaving said East right of way margin and West line of Lot 8 a distance of 150.00 feet to the East line of Lot 8; thence 90 deg. 00 min. 00 sec. left Northerly and along and with the East line of Lot 8 a distance of 4.50 feet to the Northeast corner of Lot 8 and the Southeast corner of Lot 7; thence 3 deg. 48 min. 51 sec. right and along and with the Easterly line of Lot 7 a distance of 75.17 feet to the Northeast corner of Lot 7; thence 91 deg. 48 min. 51 sec. left and along and with the North line of Lot 7, a distance of 155.0 feet to the Northwest corner of Lot 7 and the East right of way margin of Seventh Street NW and the point of beginning. Situated in Shelby County, Alabama.

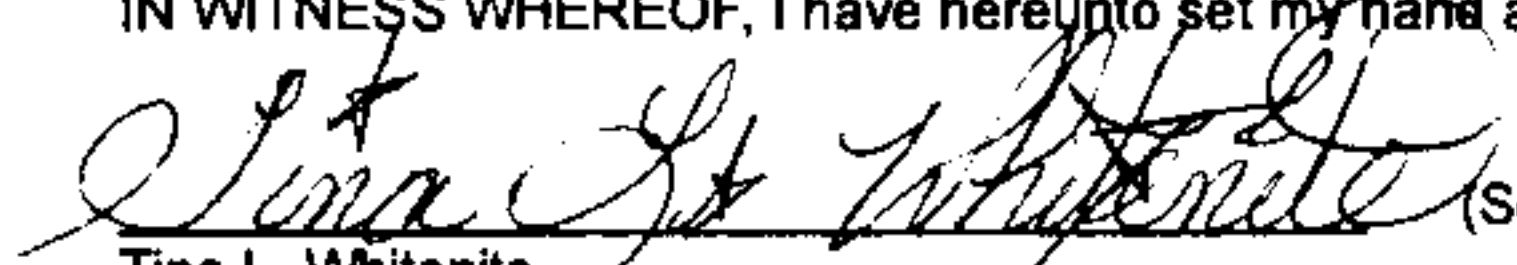
Subject to easements, reservations and restrictions at record.

Purchase money mortgage in the amount of \$188,977.00 closed simultaneously herewith.

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 served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of May, 2018.


Tina L. Whitenite (Seal)

State of Alabama

} General Acknowledgment

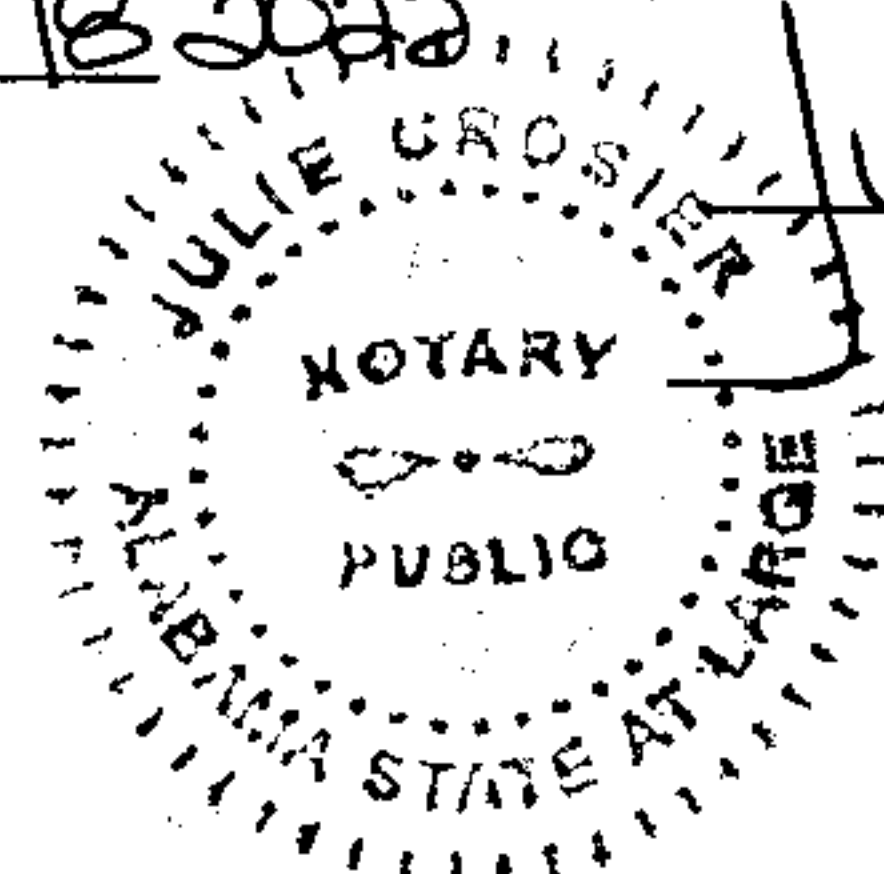
Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Tina L. Whitenite, a single woman** 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 she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this the 31st day of May, 2018.

My Commission Expires:

Jan 18 2022




Notary Public


20180606000198750 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/06/2018 10:42:39 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 Tina L. Whitenite

Grantee's Name Jason Blanton
Rebekah Blanton

Mailing Address 215 7th Street NW
Alabaster, AL 35007

Mailing Address 215 7th Street NW
Alabaster, AL 35007

Property Address 215 7th Street NW
Alabaster, AL 35007

Date of Sale May 31, 2018
Total Purchase Price \$185,000.00

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)

	Bill of Sale
<u>X</u>	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 of 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 May 31, 2018

Print Tina L. Whitenite

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180606000198750 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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Form RT-1