

This Instrument was Prepared by:

D Barron Lakeman, LLC
1710 Catherine Court
Unit C
Auburn, AL 36830
File No.: 180173

Send Tax Notice To: Sarah Box
Troy McClain
2808 Saint Patrick Place North
Helena, AL 35080-3742

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Four Thousand Nine Hundred Dollars and No Cents (\$134,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Estate of Maxie Blalock, III a/k/a Max P. Blalock, Deceased, Case No. PR-2017-000570**, by **Maxie Blalock Jr., a/k/a Max Blalock, Jr., as Administrator** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Sarah Box and Troy McClain, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2808 Saint Patrick Place North, Helena, AL 35080-3742**; to wit;

Lot 47, according to the Survey of Braelinn Village, Phase 1, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.

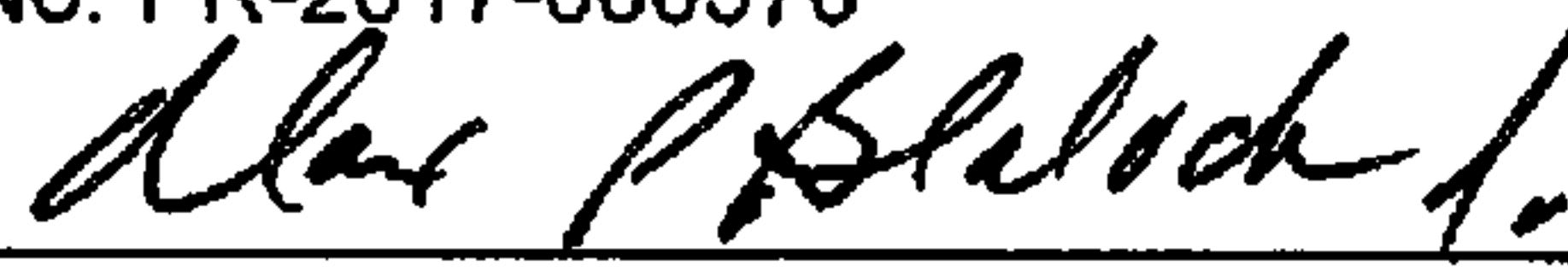
\$107,920.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Estate of Maxie Blalock, III a/k/a Max P. Blalock, Deceased Case No. PR-2017-000570 by its Administrator, Maxie Blalock, Jr. a/d/a Max Blalock, Jr. who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May, 2018.

Estate of Maxie Blalock, III a/k/a Max P. Blalock,
Deceased,
Case No. PR-2017-000570


By: Maxie Blalock, Jr., a/k/a Max Blalock, Jr.,
Administrator

State of Alabama

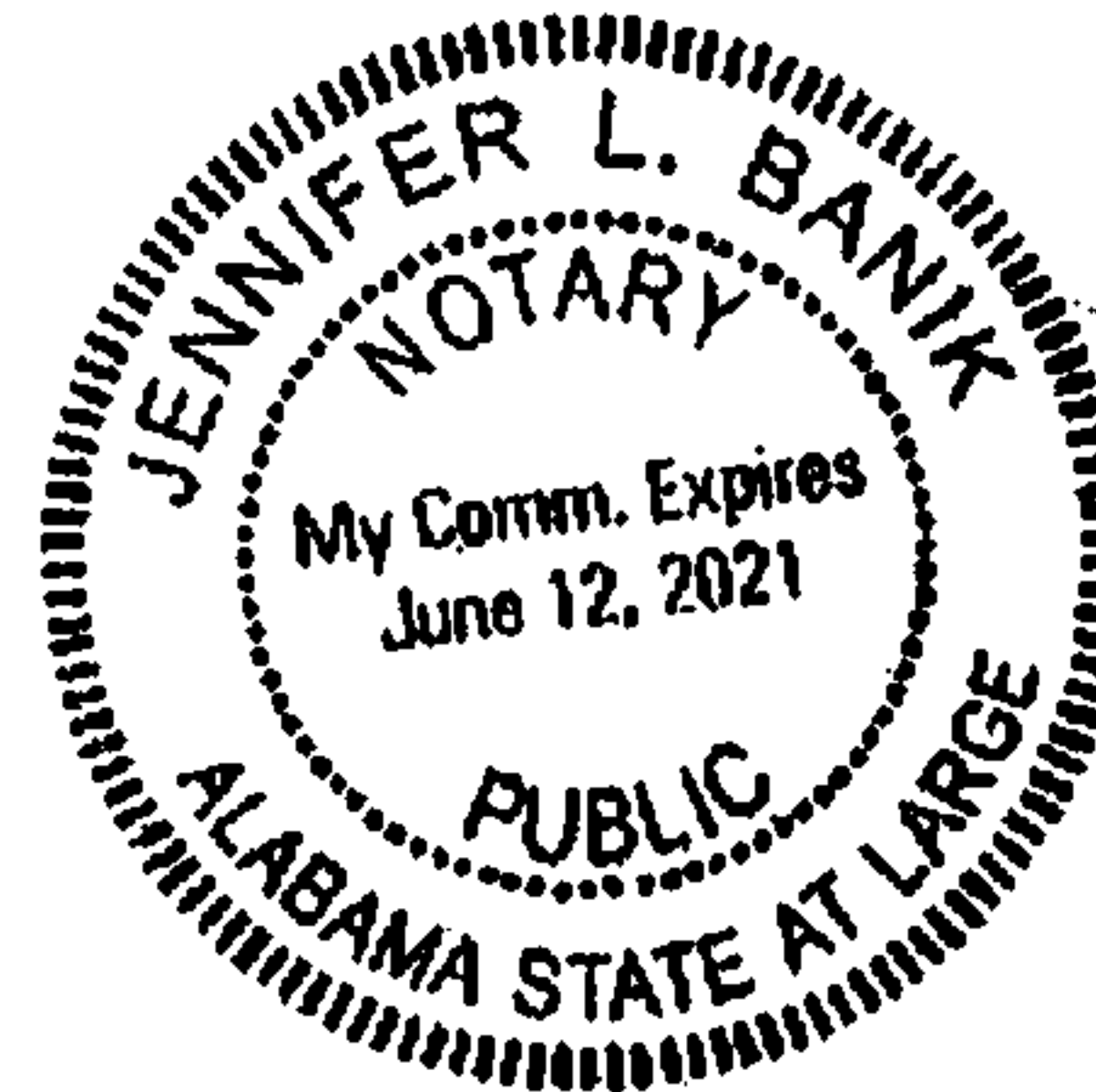
County of Jefferson

I, Jennifer Banik, a Notary Public in and for said County in said State, hereby certify that Maxie Blalock, Jr. a/k/a Max Blalock, Jr. as Administrator of Estate of Maxie Blalock, III a/k/a Max P. Blalock, a/k/a Max P. Blalock, Deceased Case No. PR-2017-000570 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 foregoing conveyance he as such Administrator and with full authority executed the same voluntarily for and as the act of said Estate of Maxie Blalock, III a/d/a Max P. Blalock, Deceased Case No. PR 2017-000570 on the day the same bears date.

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



Notary Public, State of Alabama
Jennifer Banik
My Commission Expires: _____



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 Maxie Blalock, III a/ka/ Max Blalock
 Mailing Address _____

Grantee's Name Sarah Box and Troy McClain
 Mailing Address 2808 Saint Patrick Place N.
Helena, AL 35080

Property Address 2808 Saint Patrick Place N.
Helena, AL 35080

Date of Sale May 31, 2018
 Total Purchase Price \$ 134,900.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/08/2018 01:16:08 PM
 \$48.00 CHERRY
 20180608000203410

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
☐ 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 June 8, 2018

Print Jennifer Banik

☐ Unattested _____
 (verified by)

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