

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Lyman Eric Perrine, Jr. and Cortney
Michelle Perrine
545 Scott Road
Montevallo, AL 35115

20180815000291800

08/15/2018 11:38:50 AM

DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty Thousand And No/100 Dollars (\$130,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Chris S. Blakeman and Michele M. Blakeman, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lyman Eric Perrine, Jr. and Cortney Michelle Perrine (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

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

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$123,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 8 day of

August, 2018.

Chris S. Blakeman

Chris S. Blakeman

Michele M. Blakeman

Michele M. Blakeman

STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Chris S. Blakeman and Michele M. Blakeman whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged 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 on this 8 day of August, 2018.

Notary Public

My commission expires: 1/31/21

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

EXHIBIT "A"

Parcel I

20180815000291800 08/15/2018 11:38:50 AM DEEDS 2/3

A parcel of land in NE 1/4 of the SE 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Section 6, Township 22 South, Range 3 West and run west along the South line of said section a distance of 661.0 feet to a point; thence north and parallel with the section line a distance of 1949.84 feet (1940.29 feet deed) to the point of beginning; thence continue same course a distance of 700.00 feet to an old rock corner painted white as referred to in Deed Book 308, Page 940 dated November 1977; thence run easterly along the north line of said Parcel II a distance of 235.00 feet more or less to the center of McHenry Creek; thence southeasterly along the meanders of said creek a distance of 700 feet more or less to the northeast corner of Callahan property; thence an azimuth of 252.26 feet Southwesterly along the northerly line of Callahan property a distance of 779.0 feet more or less to the point of beginning. Situated in Shelby County, Alabama. Ray Weygand Reg. L.S. #24973, Order #1106, dated August 6, 2018.

Parcel 11

Description of the center line of a 15 foot wide easement of Ingress and Egress across Boggs, Booth and Callahan property: Commence at the center of a bridge over McHenry Creek and on the center of a public road called Scott Road; thence an azimuth of 247 degrees 56 minutes Southwesterly along said public road 397.75 feet to the intersection with the center of said Old Field Road; thence an azimuth of 302 degrees 03 minutes Northwesterly along center of said road 189.4 feet; thence an azimuth of 306 degrees 18 minutes Northwesterly along said center 59.9 feet; thence an azimuth of 315 degrees 28 minutes Northwesterly along said road 247.6 feet; thence an azimuth of 345 degrees 35 minutes Northwesterly along said road 66.0 feet to the Southerly line of Callahan property; thence proceed Northwesterly along the previous course 200.0 feet; thence an azimuth of 322 degrees 33 minutes Northwesterly along said road 270.1 feet to the northerly line of said Callahan property, said road continues on into Boykin property and terminates, said easement is 7.5 feet each side of the described Old Field Road center line.

Real Estate Sales Validation Form

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

Grantor's Name Chris S. Blakeman and Michele M. Blakeman Grantee's Name Lyman Eric Perrine, Jr. and Cortney Michelle Perrine

Mailing Address 212 Hwy 213
Cater, AL 35040

Mailing Address 545 Scott Road
Montevallo, AL 35115

Property Address 545 Scott Road
Montevallo, AL 35115

Date of Sale August 9, 2018

Total Purchase Price \$130,000.00

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
☐ 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 - Chris S. Blakeman and Michele M. Blakeman, . .

Grantee's name and mailing address - Lyman Eric Perrine, Jr. and Cortney Michelle Perrine, . .

Property address - 545 Scott Road, Montevallo, AL 35115

Date of Sale - August 9, 2018.

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 with 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: August 9, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/15/2018 11:38:50 AM
\$27.50 CHERRY
20180815000291800

[Signature]

Sign

[Signature]

Agent