

THIS INSTRUMENT PREPARED BY:
ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:
JAMES MICHAEL BLANKS
JAMES TYLER BLANKS
483 CR 224
CRANE HILL, AL 35053

SURVIVORSHIP DEED

20181011000362060
10/11/2018 01:01:22 PM
DEEDS 1/4

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ten Thousand and 00/100 (\$110,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, ROBERT LESTER WHITMORE and wife, RUTH E. WHITMORE, (herein referred to as grantors) do grant, bargain, sell and convey unto JAMES MICHAEL BLANKS AND JAMES TYLER BLANKS, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

COMMENCE AT A SCRIBE IN BRIDGE BEING THE SE CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE PROCEED SOUTH 00° 19' 09" WEST ALONG THE EAST BOUNDARY OF THE NW ¼ OF THE NE ¼ OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST FOR A DISTANCE OF 1294.82 FEET TO AN AXLE IN PLACE BEING THE SE CORNER OF SAID ¼ - ¼ SECTION; THENCE PROCEED NORTH 89° 35' 44" WEST ALONG THE SOUTH BOUNDARY OF SAID ¼ - ¼ SECTION FOR A DISTANCE OF 400.00 FEET TO A ½" REBAR IN PLACE, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT CONTINUE NORTH 89° 35' 44" WEST ALONG THE SOUTH BOUNDARY OF SAID ¼ - ¼ SECTION FOR A DISTANCE OF 939.13 FEET TO AN AXLE IN PLACE, BEING THE SW CORNER OF THE NW ¼ OF THE NE ¼ OF SECTION 8; THENCE PROCEED NORTH 01° 13' 54" EAST ALONG THE WEST BOUNDARY OF SAID ¼ - ¼ SECTION FOR A DISTANCE OF 1306.20 FEET TO A ½" REBAR IN PLACE BEING THE NW CORNER OF SAID ¼ - ¼ SECTION; THENCE PROCEED NORTH 00° 03' 38" WEST ALONG THE WEST BOUNDARY OF THE SW ¼ OF THE SE ¼ OF SECTION 5 FOR A DISTANCE OF 382.01 FEET TO A FENCE POST; THENCE PROCEED NORTH 01° 01' 44" WEST FOR A DISTANCE OF 179.85 FEET TO A 5/8" REBAR IN PLACE SAID POINT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY NO. 55; THENCE PROCEED NORTH 70° 22' 52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID HIGHWAY FOR A DISTANCE OF 444.81 FEET TO A ½" REBAR IN PLACE; THENCE PROCEED SOUTH 30° 01' 54" EAST FOR A DISTANCE OF 415.41 FEET TO A ½" REBAR IN PLACE; THENCE PROCEED SOUTH 09° 48' 41" EAST FOR A DISTANCE OF 1688.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED THE SW ¼ OF THE SE ¼ OF SECTION 5 AND THE NW ¼ OF THE NE ¼ OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

ACCORDING TO THE OCTOBER 3, 2018 SURVEY BY CHRISTOPHER M. RAY, LICENSE NO. 26017.

SUBJECT TO:

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.**
- 2. EXISTING EASEMENTS FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICAL, TELEPHONE AND SEWERAGE.**
- 3. THE RIGHTS OF UPSTREAM AND DOWNSTREAM RIPARAIN OWNERS WITH RESPECT TO ANY BODY OF WATER WHICH MAY LIE ADJACENT TO, AND/OR TRAVERSING THROUGH, SUBJECT PROPERTY.**
- 4. LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.**
- 5. RIGHT OF WAY FOR SHELBY COUNTY HIGHWAY #55.**
- 6. AGREEMENT AND EASEMENT RECORDED IN DEED VOLUME 281, PAGE 274.**
- 7. FENCES DO NOT COINCIDE WITH PROPERTY LINES AS SHOWN ON THE OCTOBER 3, 2018 SURVEY BY CHRISTOPHER M. RAY, ALA. REG. NO. 26017.**

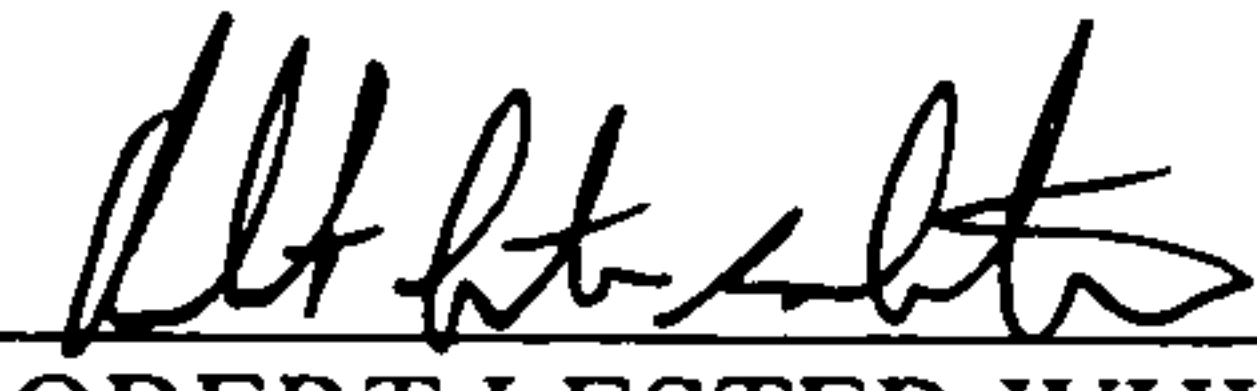
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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.

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.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor:	ROBERT LESTER WHITMORE AND RUTH E. WHITMORE
Grantor's Address:	6208 HWY 110, STORMLAKE, IA 50588
Grantee:	JAMES MICHAEL BLANKS AND JAMES TYLER BLANKS
Grantee's Address:	483 CR 224, CRANE HILL, AL 35053
Tax Parcel ID No.:	05-3-05-0-001-031.000
Purchase Price:	\$110,000.00
Property Address:	HWY 55, STERRETT, AL 35147
The Purchase Price or actual value claimed in this Deed can be verified by a Settlement Statement.	

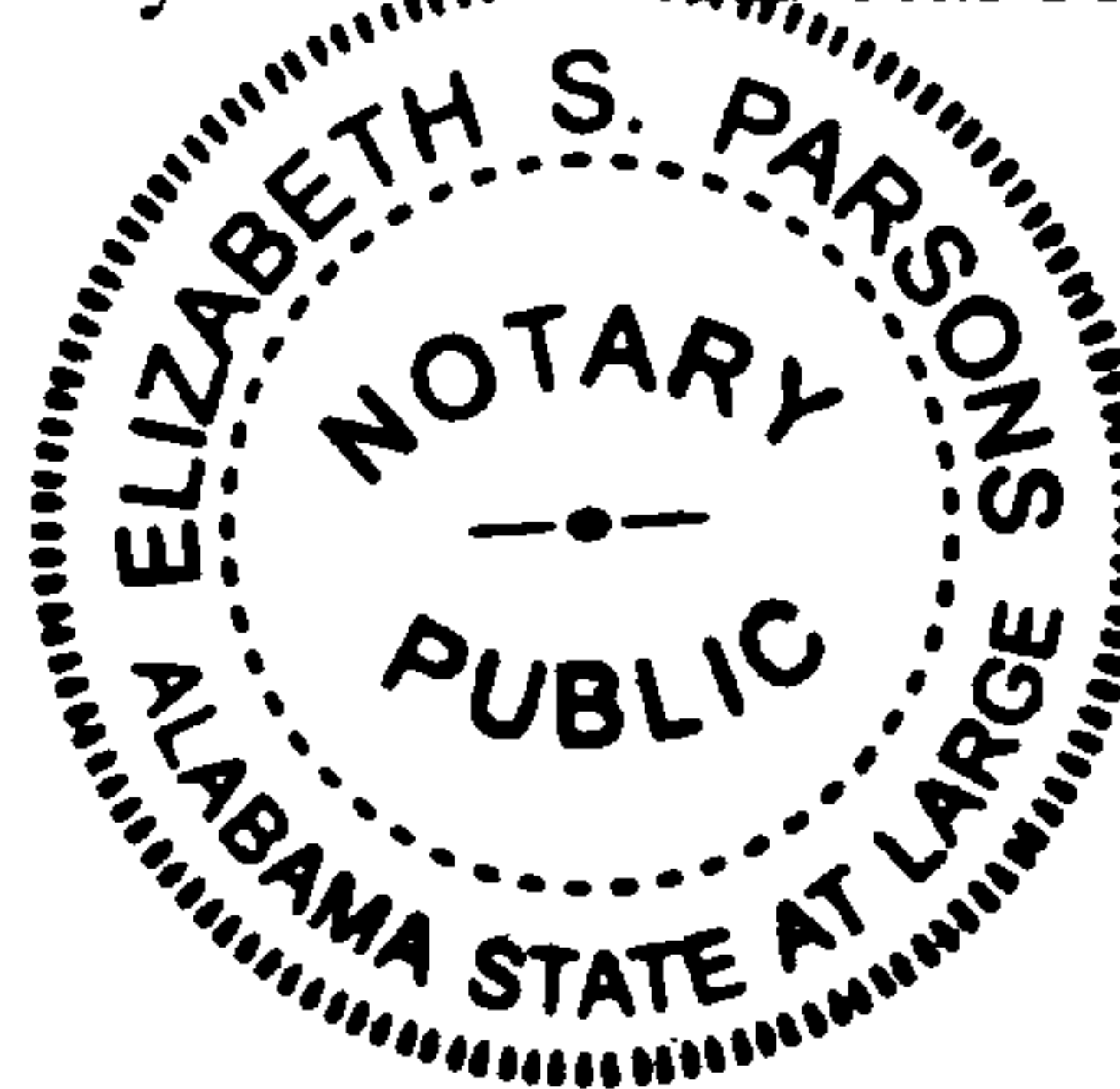
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this the 10th day of October, 2018.

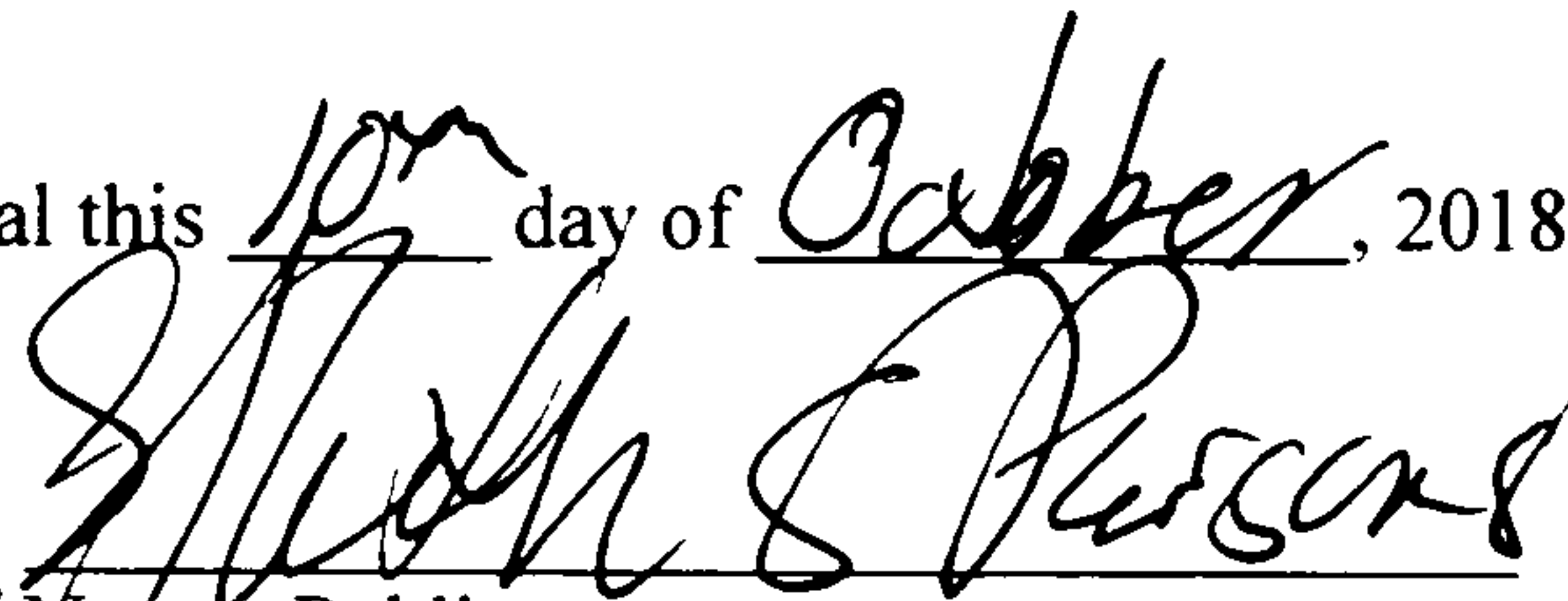

ROBERT LESTER WHITMORE

STATE OF ALABAMA
ST. CLAIR COUNTY

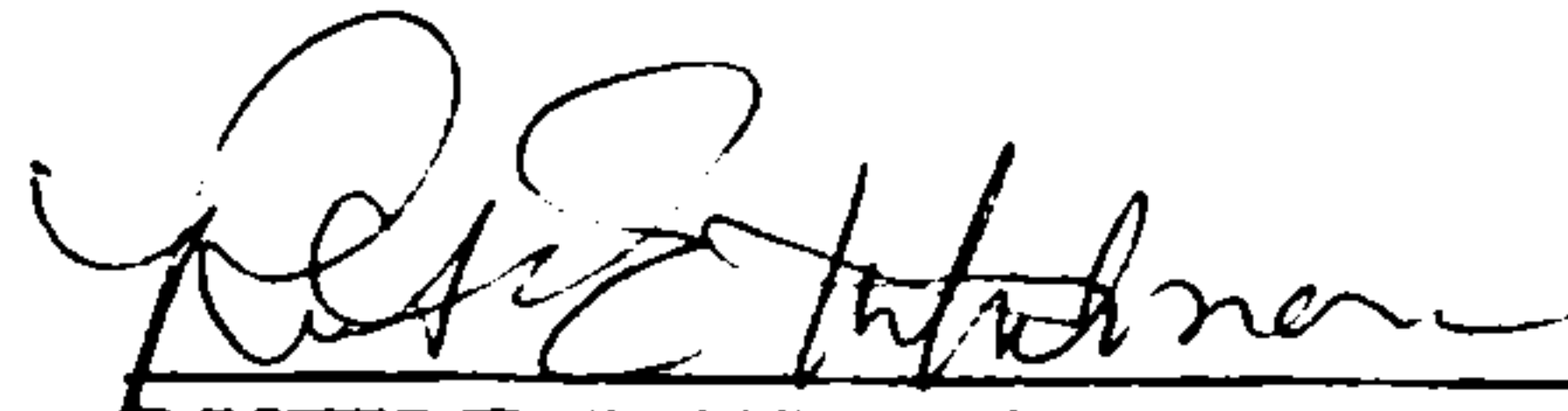
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROBERT LESTER WHITMORE, whose name(s) is/are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October, 2018.




Notary Public
My Commission Expires: 1/9/19

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this the 9th day of October, 2018.


RUTH E. WHITMORE

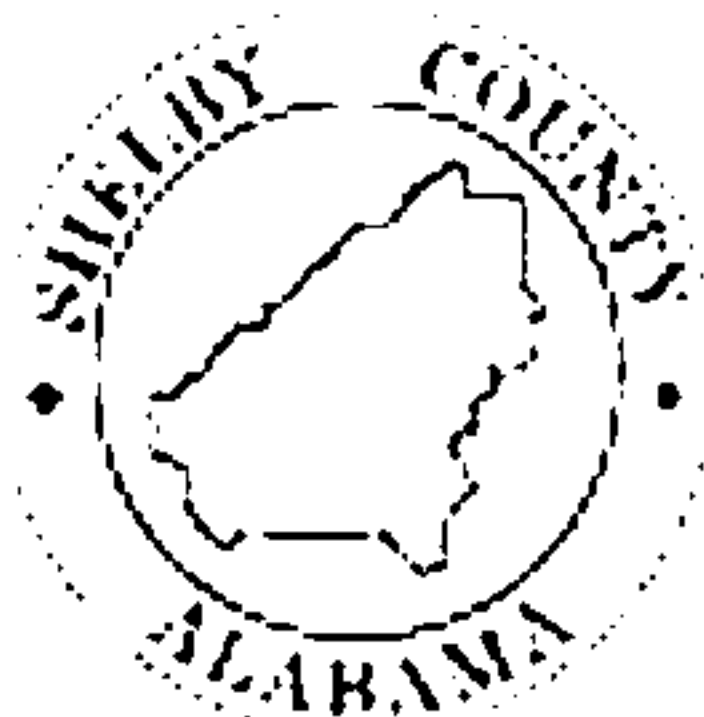
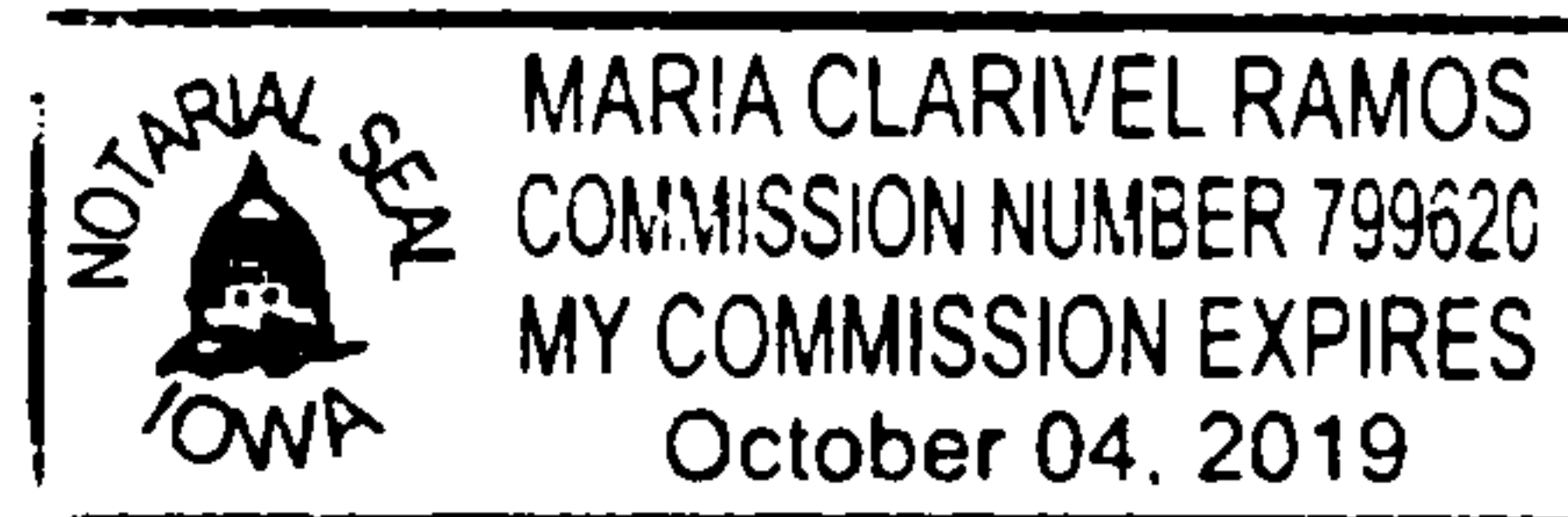
STATE OF Iowa
COUNTY OF Buena Vista

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RUTH E. WHITMORE, whose name(s) is/are signed to the foregoing conveyance, and who 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 this 9th day of October, 2018.


Notary Public
My Commission Expires: _____

442-18



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2018 01:01:22 PM
\$134.00 CHERRY
20181011000362060

