

Send tax notice to:  
Jacob A. Blackmon  
17255 Highway 61  
Wilsonville, AL 35186

This instrument prepared by:  
Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nineteen Thousand and 00/100 Dollars (\$219,000.00) in hand paid to the undersigned, Aaron P. Lindow and Paige Lindow, Husband and Wife, (hereinafter referred to as "Grantors"), by Jacob A. Blackmon (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 1: Lot 1, according to the Survey of Mack's Place, as recorded in Map Book 45, page 53, in the Probate Office of Shelby County, Alabama.

Parcel 2: A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 20 South, Range 1 East, and run North for 2518.30 feet; thence South 87 degrees 59 minutes 05 seconds East for 281.30 feet to the Point of Beginning; thence from said Point of Beginning South 88 degrees 31 minutes 31 seconds East a distance of 99.99 feet; thence South 00 degrees 28 minutes 53 seconds East, a distance of 367.05 feet; thence North 88 degrees 48 minutes 49 seconds West, a distance of 12.00 feet; thence South 00 degrees 28 minutes 47 seconds East, a distance of 571.39 feet; thence North 88 degrees 41 minutes West, a distance of 88 feet; thence North 00 degrees 28 minutes 46 seconds West, a distance of 938.56 feet back to the Point of Beginning.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

\$192,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

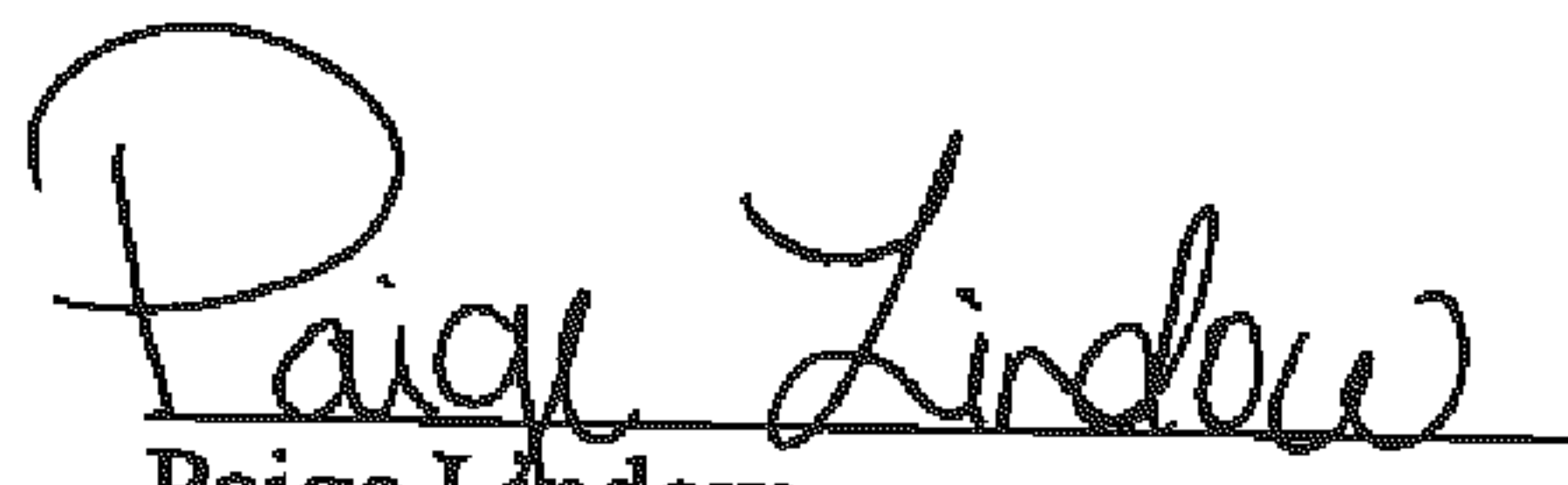
TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns  
forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said

premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 15th day of February, 2019.

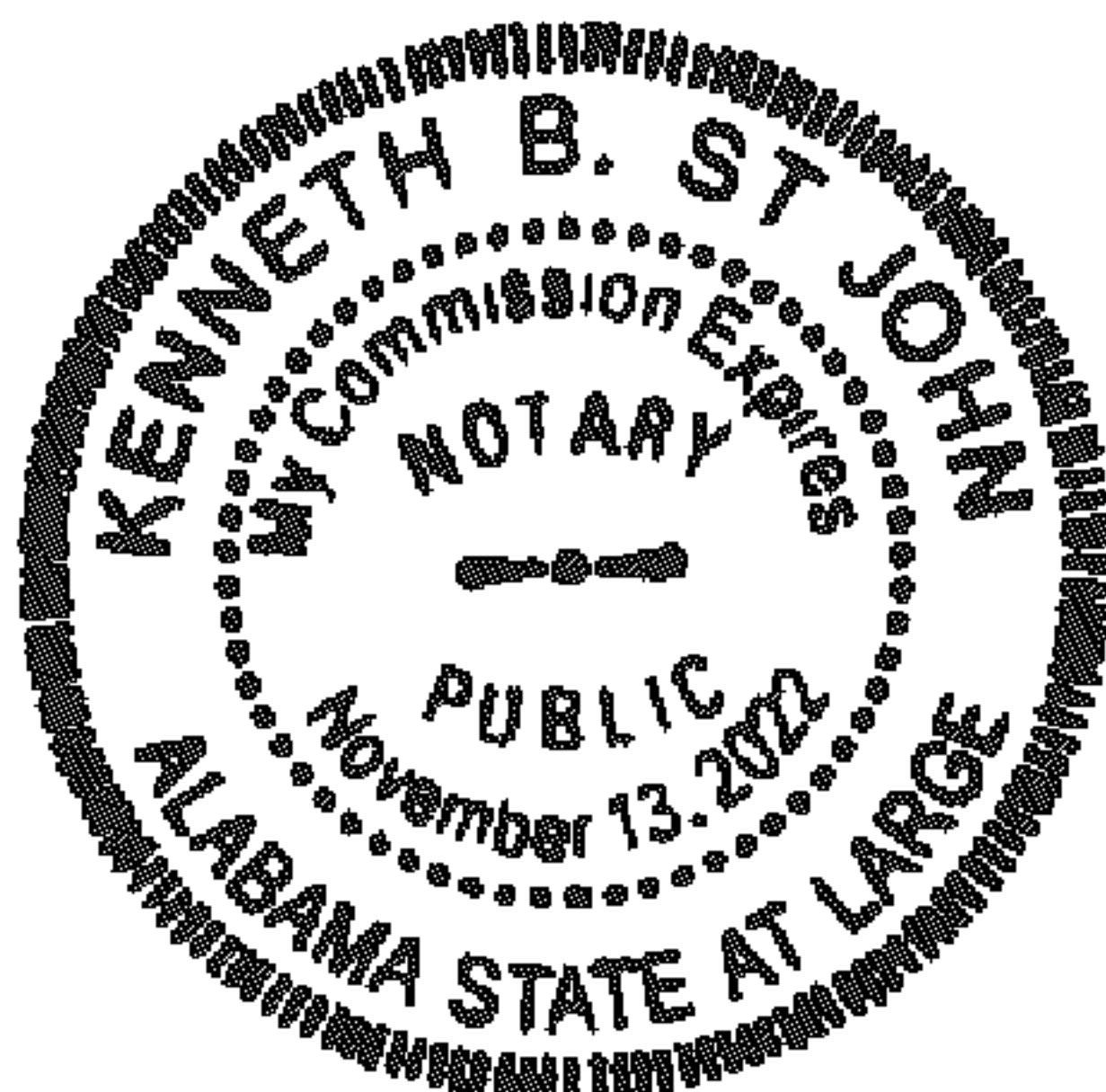
  
Aaron P. Lindow

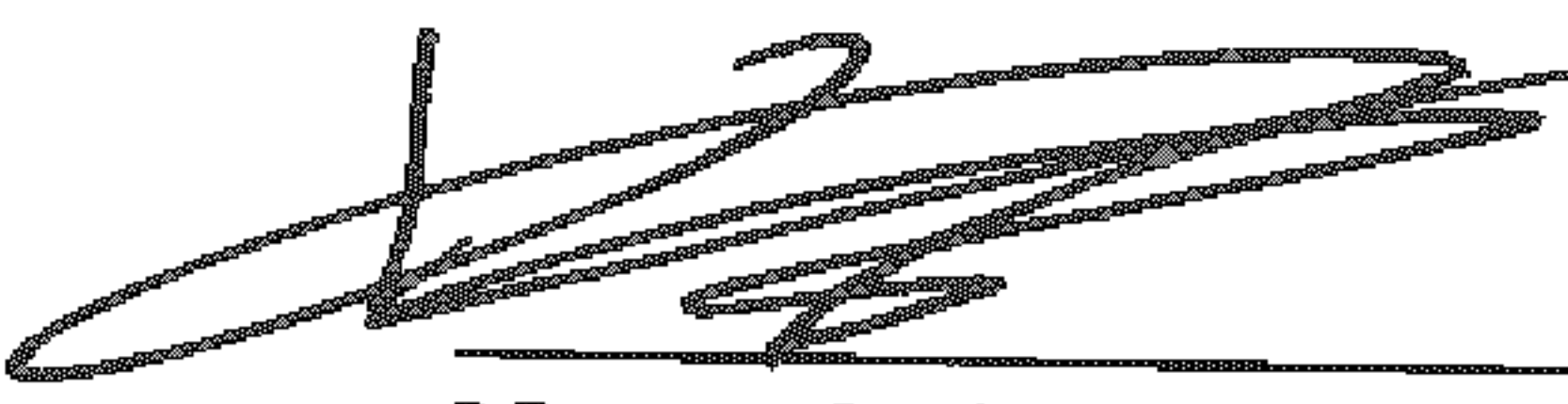
  
Paige Lindow

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron P. Lindow and Paige Lindow, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day of February, 2019.



  
Notary Public  
Print Name: Kenneth B. St John  
Commission Expires: 11/13/2022

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Aaron P Lindow and Paige Lindow  
 Mailing Address 600 10th st SW  
Alabaster, AL 35007

Grantee's Name Jacob A. Blackmon  
 Mailing Address 17255 Highway 61 Wilsonville AL, 35186

Property Address 17255 Highway 61 Wilsonville AL, 35186

Date of Sale 2/15/2019

Total Purchase Price \$ 219000

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 2/15/2019

Print Skyler Murphy

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/19/2019 09:19:51 AM  
 \$48.00 JESSICA  
 20190219000051940

*Allen S. Bayl*