

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James W. Blackmon, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto James Walter Blackmon, Jr. (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

I. A one-half ($\frac{1}{2}$) interest in and to the following described Parcels One and Two:

Parcel One:

That part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, lying North and West of Alabama State Highway No. 25 and described as follows: Begin at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 666.50 feet, to an existing fence; thence turn an angle of 89 deg. 41 min. 28 sec. to the left and run along an existing fence for a distance of 649.07 feet, to an existing fence corner; thence turn an angle of 91 deg. 16 min. 51 sec. to the left and run along an existing fence, a distance of 312.43 feet to the West right-of-way line of Alabama State Highway No. 25; thence turn an angle of 58 deg. 09 min. 09 sec. to the left and run along said highway right-of-way for a distance of 622.81 feet to the P. C. of a right-of-way curve; thence turn an angle of 00 deg. 30 min. 00 sec. to the left and run along said right-of-way for a distance of 74.67 feet; thence turn an angle of 30 deg. 04 min. 00 sec. to the left and run a distance of 44.78 feet to the point of beginning, containing 7.41 acres, according to the survey dated the 18th day of January, 1984, by Frank W. Wheeler, Alabama Registered Land Surveyor No. 3385.

LESS & EXCEPT the property described in deeds recorded in Real Book 291, page 336, and as Instrument Nos. 20040126000042970, 20040715000390700, and 20130114000016720, all in the Probate Office of Shelby County, Alabama.

Subject to: Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 226, Page 543, and easement recorded as Instrument No. 20051208000635750, both in the Probate Office of Shelby County, Alabama.

Parcel Two:

The South 25.5 feet of the E ½ of the SW ¼ of the SW ¼ of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama, containing 0.39 acre, according to the survey revision dated January 25, 1984, by Frank W. Wheeler, Alabama Registered Land Surveyor No. 3385.

II. Also, a full interest in the following described property:

That part of the NW ¼ of the NW ¼ of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said ¼-¼ Section and run East along the North line of said ¼-¼ Section for a distance of 658.76 feet to an iron pin and fence corner; thence 91 deg. 01 min. 22 sec. right run 522.02 feet to the point of beginning; thence continue last described course for 137.45 feet to a fence corner; thence 73 deg. 58 min. 37 sec. left run 273.59 feet to the Westerly right-of-way of Alabama Highway #25; thence 104 deg. 21 min. 14 sec. right run along said right-of-way for 684.00 feet to the North right-of-way of McGowan Ferry Road; thence 61 deg. 32 min. 49 sec. right run along last said right-of-way for 340.95 feet to a fence corner; thence 70 deg. 15 min. 45 sec. right run along said fence for 32.83 feet; thence 4 deg. 42 min. left continue along said fence for 50.0 feet; thence 7 deg. 00 min. left run 50.0 feet; thence 13 deg. 30 min. left run 50.0 feet; thence 14 deg. 30 min. left run 50.0 feet; thence 8 deg. 00 min. left run 50.0 feet; thence 14 deg. 20 min. left run 70.0 feet to the Easterly right-of-way of Shelby County Highway #61; thence 82 deg. 53 min. 03 sec. right run Northerly along last said right-of-way a chord distance of 560.66 feet to an iron pipe; thence 85 deg. 40 min. 45 sec. right from chord run 638.66 feet to the point of beginning. Containing 12.4 acres, more or less, according to survey dated November 1, 1987, by Thomas E. Simmons, Registered Land Surveyor #12945.

LESS & EXCEPT the property described in deeds recorded in Real Book 316, page 95, and Instrument No. 20130114000016710, both in the Probate Office of Shelby County, Alabama.

Subject to: exceptions shown in deed recorded in Real Book 164, page 709, in the Probate Office of Shelby County, Alabama.

III. GRANTOR RESERVES TO HIMSELF A LIFE ESTATE IN ALL OF THE ABOVE DESCRIBED PROPERTY.

GRANTOR is the surviving grantee named in the deeds recorded in Deed Book 353, page 37, and Real Book 164, page 709, both in the Probate Office of Shelby County, Alabama. The other grantee, Maxine A. Blackmon, died March 15, 2016, while married to GRANTOR.

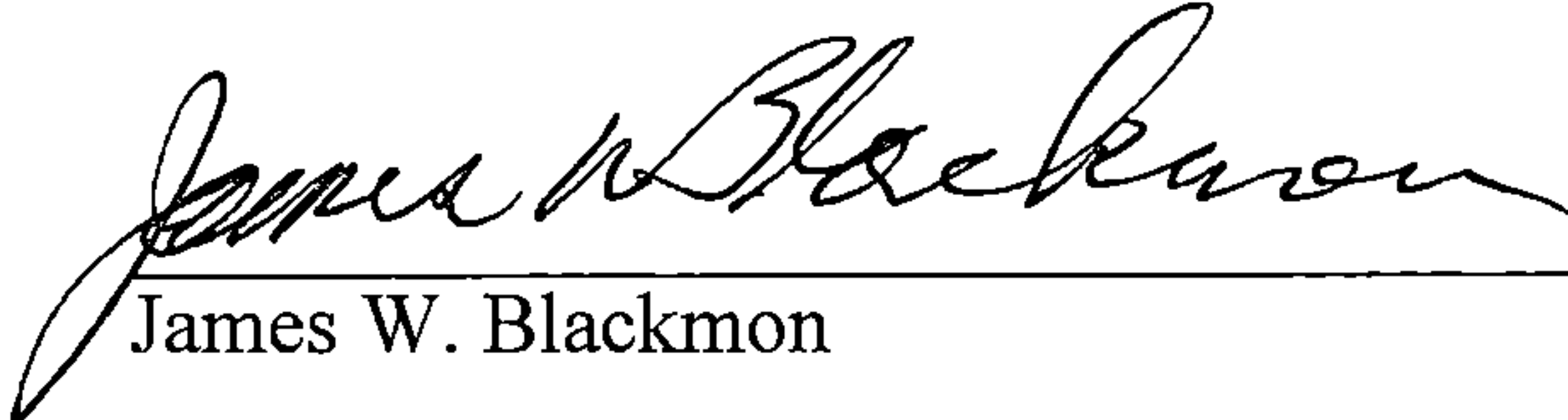
TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are 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 GRANTEE and his heirs and assigns forever, against the lawful claims of all persons.

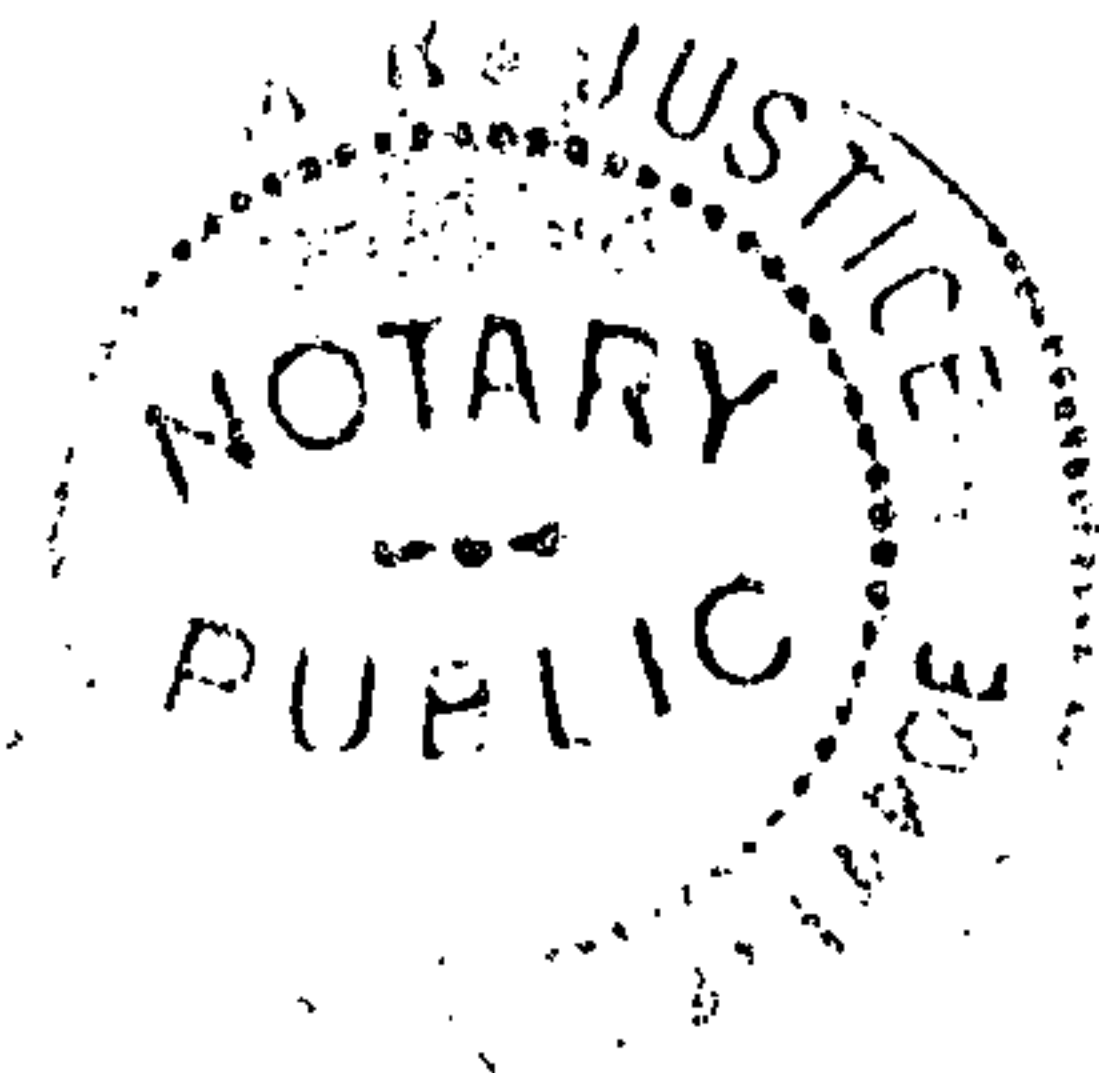
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
2nd day of July, 2019.


James W. Blackmon

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Blackmon, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, 2019.




Notary Public

My commission expires: 9-11-19



20190703000239330 3/4 \$227.50
Shelby Cnty Judge of Probate, AL
07/03/2019 12:15:06 PM 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 James W. Blackmon
Mailing Address 350 Brothers Ave
Wilsonville, AL 35186

Grantee's Name James Walter Blackmon, Jr.
Mailing Address 522 Brothers Ave
Wilsonville, AL 35186

Property Address Hwy 25
Wilsonville, AL

Date of Sale 7-2-19
Total Purchase Price \$

or
Actual Value 1/2 \$

or 2 \$203,232.50
Assessor's Market Value \$ 406,465.00



20190703000239330 4/4 \$227.50
Shelby Cnty Judge of Probate, AL
07/03/2019 12:15:06 PM FILED/CERT

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 7-2-19

Print JAMES W. BLACKMON

☐ Unattested

Sign James W. Blackmon

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 07/03/2019
State of Alabama
Deed Tax: \$203.50

Form RT-1