

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-19-25921

Send Tax Notice To: Daniel Blankenship
Tracy Blankenship

207 East College St
Columbiana, AL 35051

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 **Forty Five Thousand Dollars and No Cents (\$45,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Samuel Benton Roberts, a married man, Harry M. Roberts, III, a married man and Sally Webb, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daniel Blankenship and Tracy Blankenship**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. Grantors herein are all the heirs at law of Harry M. Roberts.

No part of the homestead of the Grantors herein or their spouses. **\$33,750.00** 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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of January, 2020.

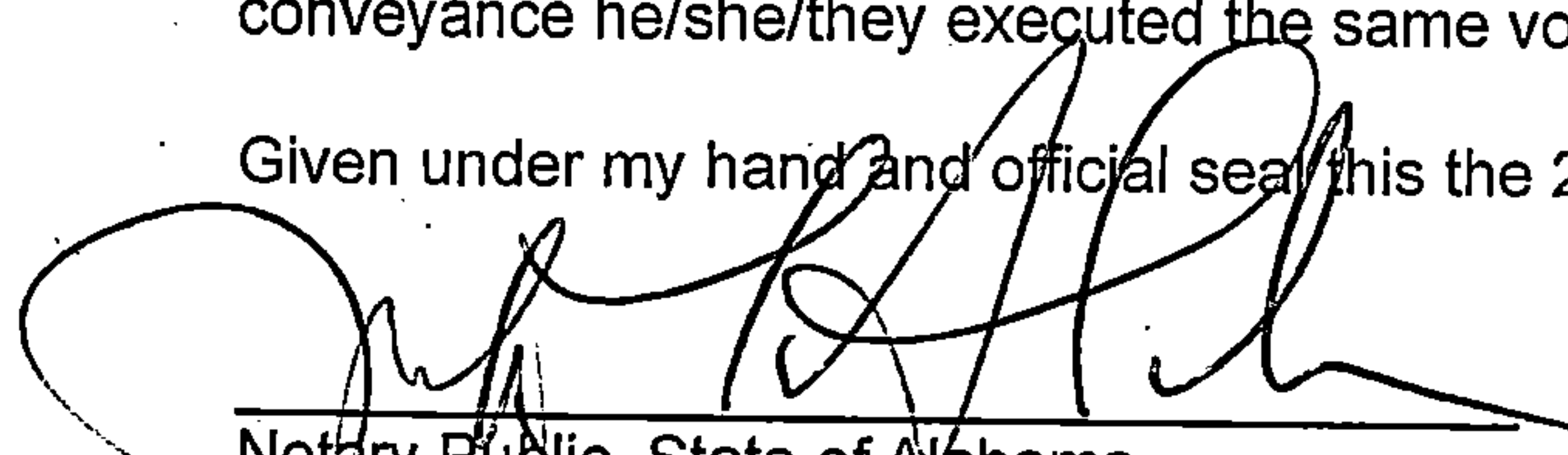

Samuel Benton Roberts

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Samuel Benton Roberts, 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.

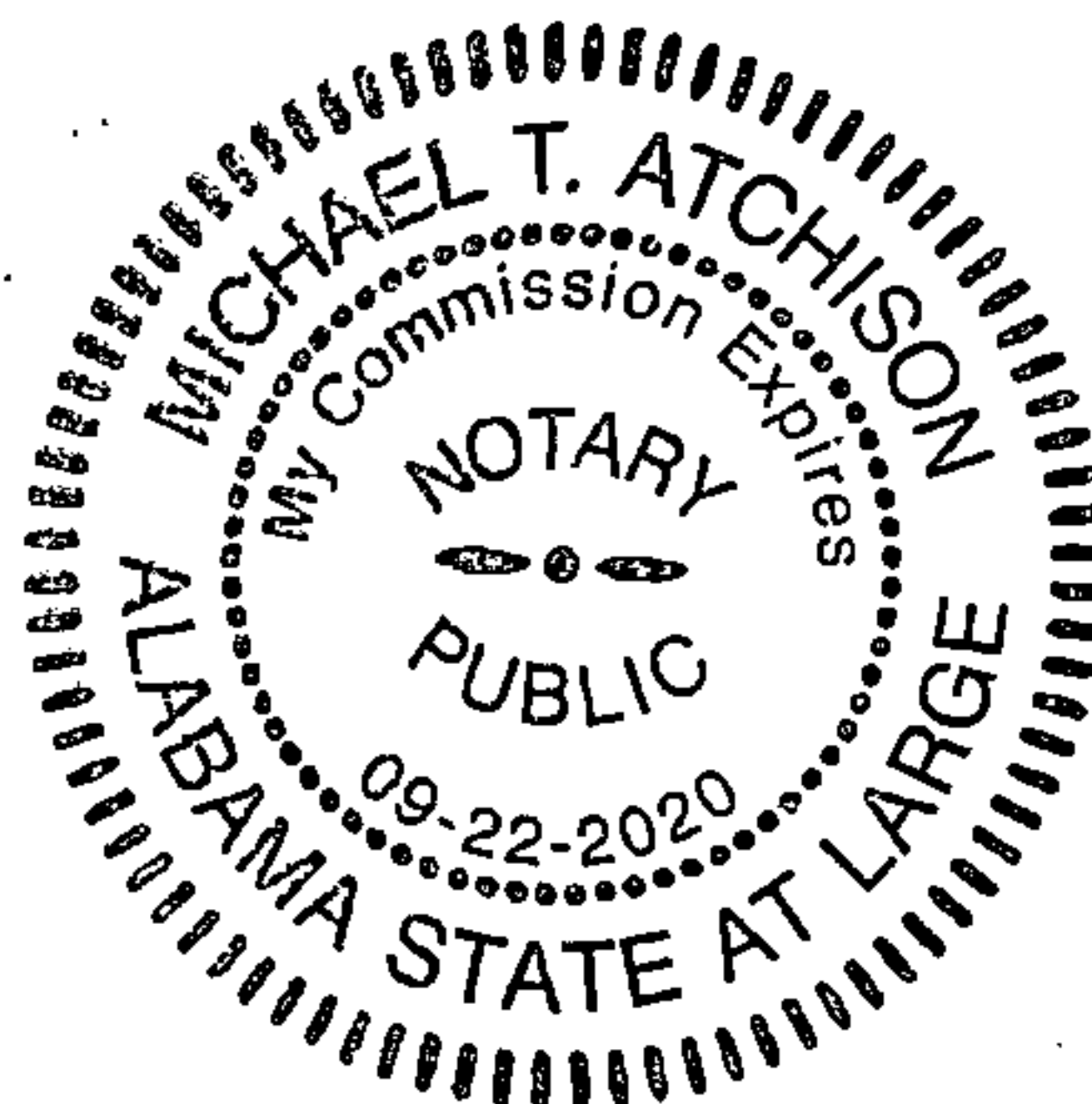
Given under my hand and official seal this the 27th day of January, 2020.


Notary Public, State of Alabama

My Commission Expires: September 22, 2020



20200129000038310 1/5 \$45.50
Shelby Cnty Judge of Probate, AL
01/29/2020 10:54:01 AM FILED/CERT



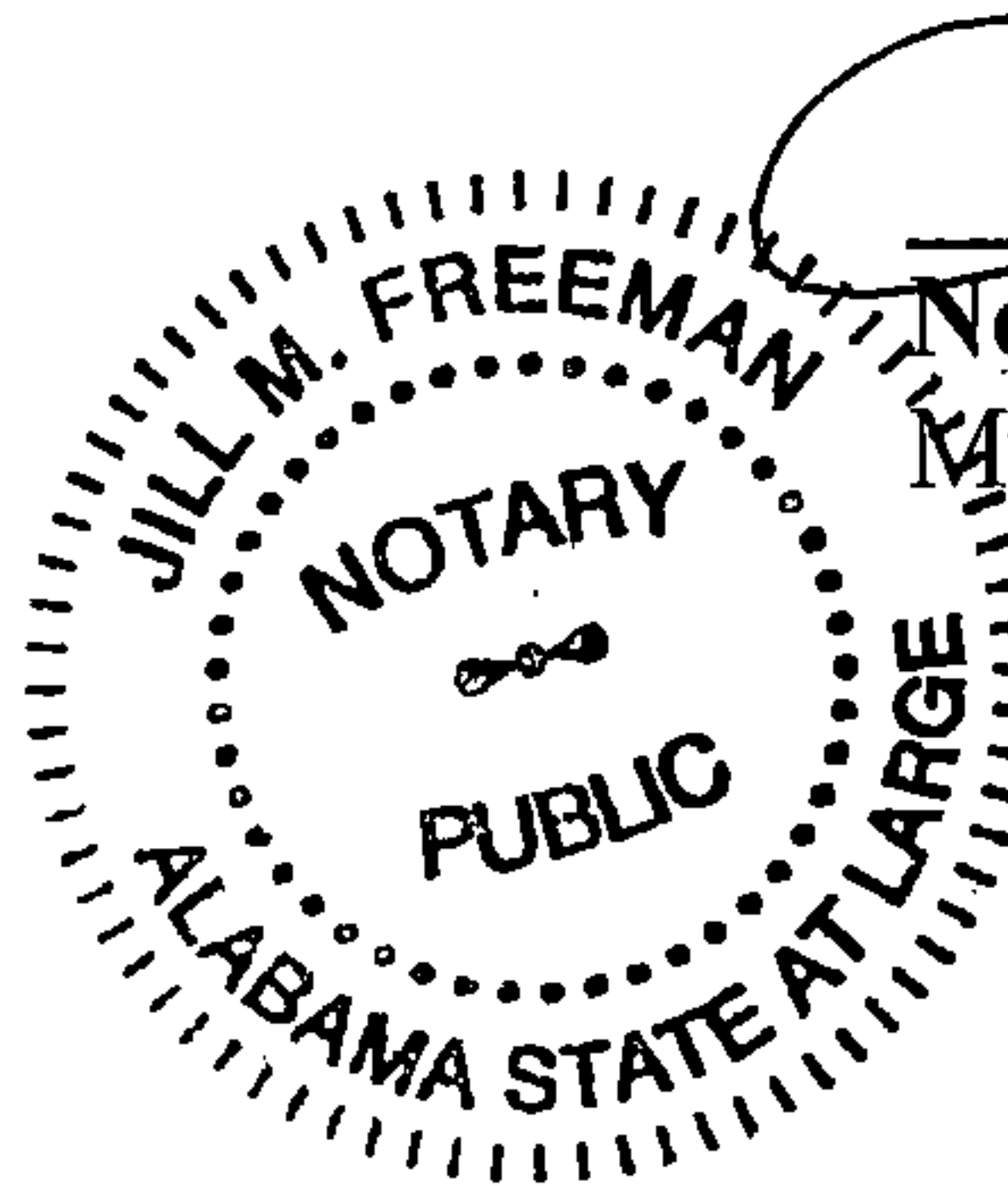
Harry M. Roberts III
Harry M. Roberts III

STATE OF ALABAMA
COUNTY Monroe

I, Jill M. Freeman, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harry M. Roberts, III, 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 this 24th day of January, 2020.

Jill M. Freeman
Notary Public
My Commission Expires: 2/22/2022




20200129000038310 2/5 \$45.50
Shelby Cnty Judge of Probate, AL
01/29/2020 10:54:01 AM FILED/CERT

Sally Webb
Sally Webb

STATE OF GEORGIA
COUNTY Hall

I, Deborah D. Titmus, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sally Webb, 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 this 23 day of January, 2020.

Deborah D. Titmus

Notary Public

My Commission Expires: March 14, 2021

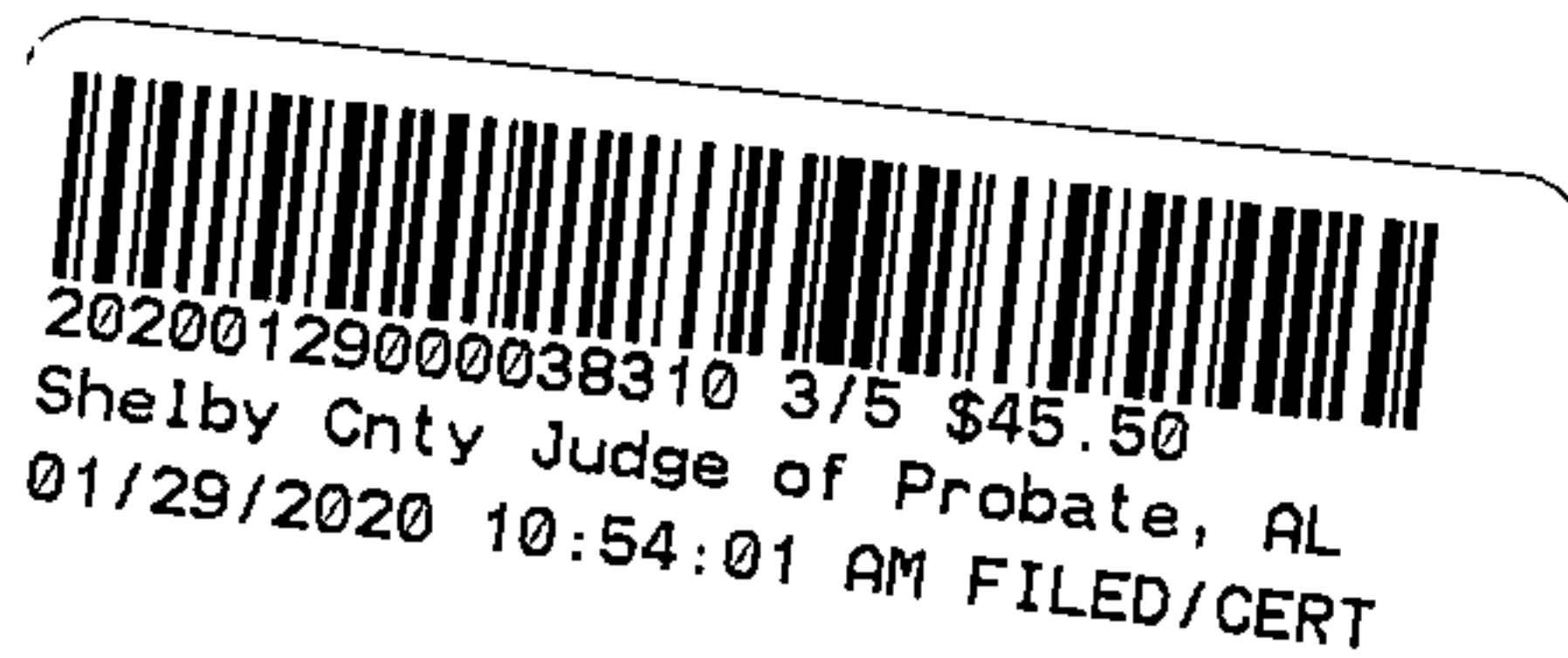
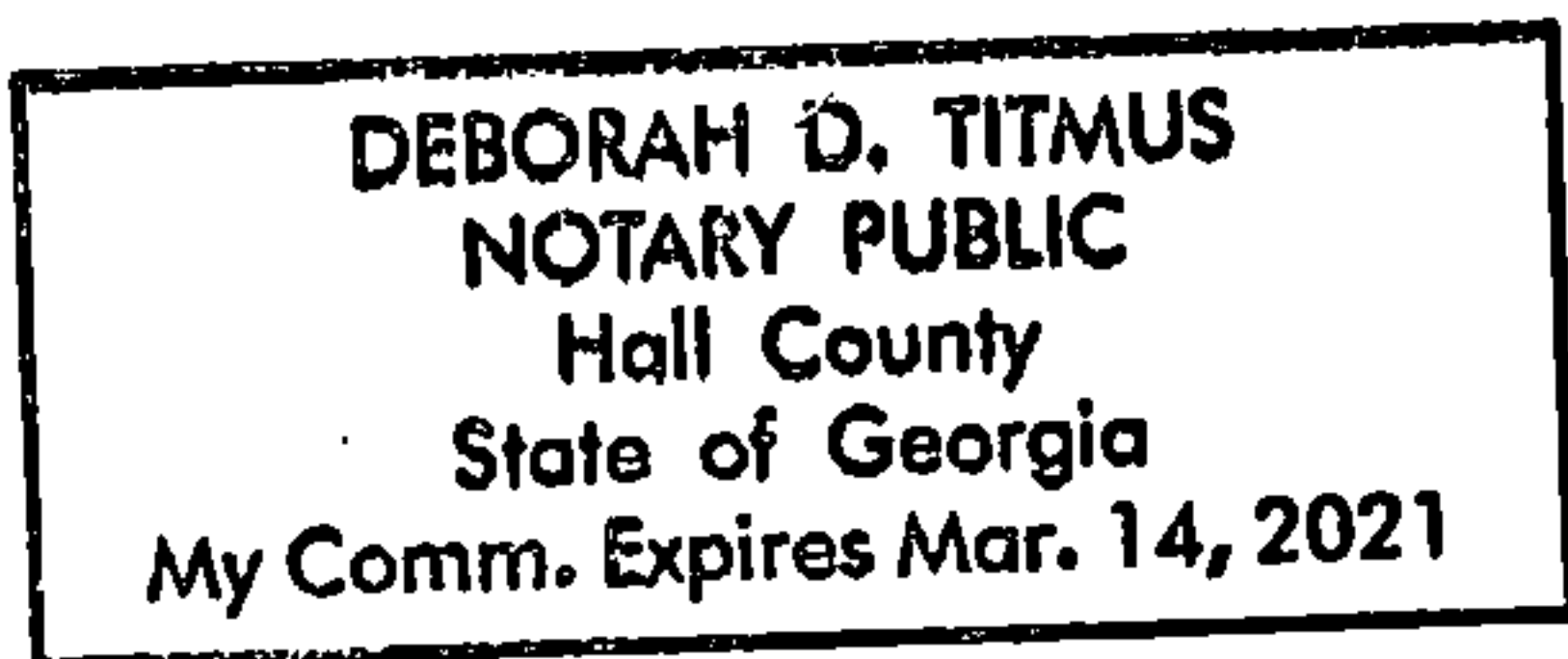


EXHIBIT "A"
LEGAL DESCRIPTION

A lot in Columbiana, Alabama fronting 100 feet on the South side of East College Street and running back South to the North line of Mildred Street and lying between the lots of Lyda E. Chapman and R.F. Lyon on the East and the lot of Mrs. Sue Bird and Lida N. Wood on the West. Except that part conveyed to T.R. Walton by deed recorded in Deed Book 121, Page 395 and being part of Lot 50, according to map and survey of the Town of Columbiana, Alabama made by W. J. Horsley, and being situated in Shelby County, Alabama.



20200129000038310 4/5 \$45.50
Shelby Cnty Judge of Probate, AL
01/29/2020 10:54:01 AM FILED/CERT

Shelby County, AL 01/29/2020
State of Alabama
Deed Tax:\$11.50

Real Estate Sales Validation Form

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

Grantor's Name Samuel Benton Roberts
Harry M Roberts III
Sally Webb

Mailing Address PO Box 11358
109 BEACON RD

Property Address 205 East College Street
Columbiana, AL 35051

Grantee's Name Daniel Blankenship
Tracy Blankenship

Mailing Address 207 EAST College St
Columbiana, AL 35051

Date of Sale January 27, 2020
Total Purchase Price \$45,000.00

or
Actual Value _____

or
Assessor's Market Value _____



20200129000038310 5/5 \$45.50
Shelby Cnty Judge of Probate, AL
01/29/2020 10:54:01 AM 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	☐ 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 of 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 January 22, 2020

Print Samuel Benton Roberts

☐ Unattested

Sign Samuel Benton Roberts
(Grantor/Grantee/Owner/Agent) circle one

(verified by)