

This instrument was prepared
without examination of title by:
Anne R. Moses, Esquire
Moses & Moses, P.C.
4000 Eagle Point Corporate Drive
Birmingham, Alabama 35242
Anne@mosespc.com

Send tax notice to:
Betty & Don Blackburn
3376 N Wildewood Drive
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 : **KNOW ALL PERSONS BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned: **BETTY BLACKBURN, Successor Trustee of the ETHEL MCINDOO REVOCABLE LIVING TRUST** dated August 20, 2004, and not thereafter amended ("Grantor"), in hand paid by **BETTY BLACKBURN and DONALD E. BLACKBURN**, husband and wife ("Grantees"), the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Grantees, husband and wife, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate ("Premises") situated in **SHELBY** County, Alabama, to-wit:


Lot 7, Block 7, according to the Survey of Wildwoode Village –
Second Addition as recorded in Map Book 8, Page 55, in the Probate
Office of Shelby County, Alabama

This property is conveyed subject to easements and restrictions of record.

ETHEL L. MCINDOO, also known as **ETHEL MCINDOO**, was the sole surviving Grantee of that certain deed recorded in Book 336, Page 690, on December 8, 1981 in the Office of the Judge of Probate of Shelby County, AL, the other Grantee, **FRANK MCINDOO**, having died on or about January 23, 1994.

In a General Warranty Deed recorded in Instrument 20040902 000 491250, on September 2, 2004, in the Probate Office of Shelby County, Alabama, **ETHEL L. MCINDOO**, transferred all right, title and interest which she had in such premises to **ETHEL MCINDOO**, as Trustee of the **ETHEL MCINDOO REVOCABLE LIVING TRUST** dated August 20, 2004, and not thereafter amended.

Shelby County, AL 02/19/2020
State of Alabama
Deed Tax: \$132.50


20200219000067400 1/3 \$160.50
Shelby Cnty Judge of Probate, AL
02/19/2020 01:49:16 PM FILED/CERT

ETHEL MCINDOO died on November 26, 2019, and, according to the terms of the Trust, BETTY BLACKBURN was appointed as Successor Trustee of the Trust.

Also, according to the terms of the Trust, upon the death of ETHEL MCINDOO, the forenamed Premises were to be transferred to BETTY BLACKBURN and her husband, DONALD E. BLACKBURN, as Joint Tenants with right of survivorship.

TO HAVE AND TO HOLD unto the said Grantees, and their respective heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature and quality of the title to the property hereby conveyed other than that the Grantor warrants that such Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition by such Grantor.

IN WITNESS WHEREOF, the Grantor has hereto set her signature and seal this 31st day of January, 2020.

GRANTOR:

Betty Blackburn
**BETTY BLACKBURN, Successor Trustee of the
ETHEL MCINDOO REVOCABLE LIVING TRUST
dated August 20, 2004**

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BETTY BLACKBURN, whose name is signed to the foregoing conveyance as Successor Trustee of the ETHEL MCINDOO REVOCABLE LIVING TRUST dated August 20, 2004, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, she executed the same voluntarily in such capacity on the day the same bears date.

Given under my hand and official seal, this the 31st day of January 2020.

[Signature]

[SEAL]

LINDSAY S TYRIE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
August 22, 2021

Notary Public
My commission expires:

Real Estate Sales Validation Form

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

Blackburn

Grantor's Name Betty Blackburn, Successor Trustee of the
Ethel McIndoo Rev. Living Trust 8/20/2004
Mailing Address 3376 N. Wildewood Drive
Pelham, AL 35124

Grantee's Name Donald E. Blackburn & Betty
Mailing Address 3376 N. Wildewood Drive
Pelham, AL 35124

Property Address 3378 North Wildewood Drive
Pelham, AL 35124

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 132,100

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 Tax Assessment

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 1/31/2020

Unattested

Print Betty Blackburn

Sign

Betty Blackburn

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



20200219000067400 3/3 \$160.50
Shelby Cnty Judge of Probate, AL
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