

This Instrument was Prepared by:

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

Send Tax Notice To: Janet Farris Standridge Revocable Trust  
dated August 12, 2019 (as to 1/2 interest)  
Joanne F. Enck Revocable Living Trust  
Dated November 25, 2019 (as to 1/2  
interest)

3121 Somerset Trace  
Birmingham, AL 35242

File No.: MV-20-26099

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Two Thousand Five Hundred Dollars and No Cents (\$252,500.00)**, 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, **Johnny W. Blankenship**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Janet Farris Standridge Revocable Trust dated August 12, 2019 (as to 1/2 interest) and Joanne F. Enck Revocable Living Trust Dated November 25, 2019 (as to 1/2 interest)**, (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

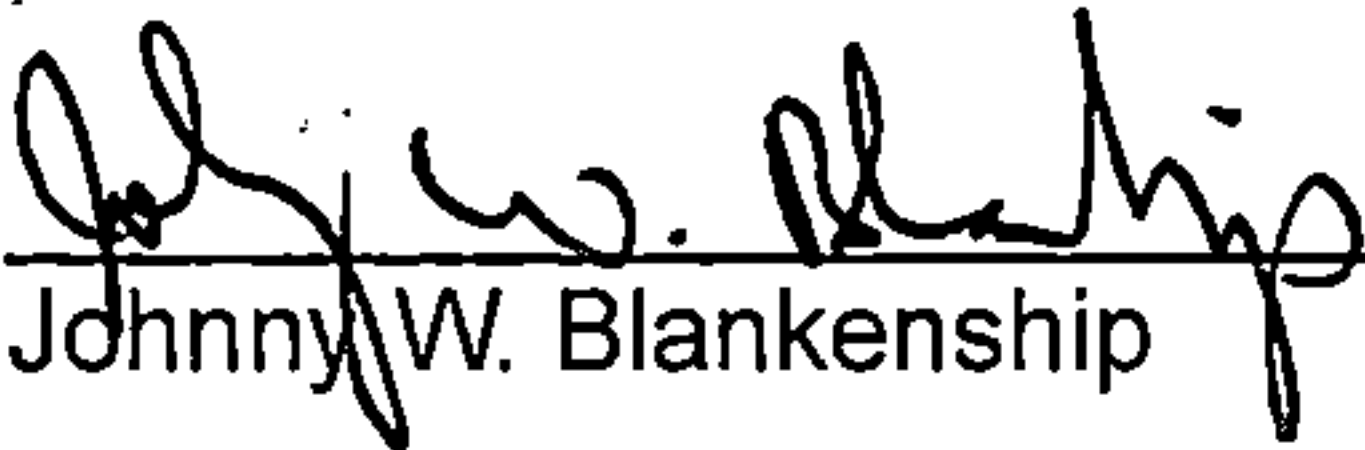
**Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

\$0.00 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 Grantee, his, her or their heirs and assigns forever.

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 28th day of February, 2020.

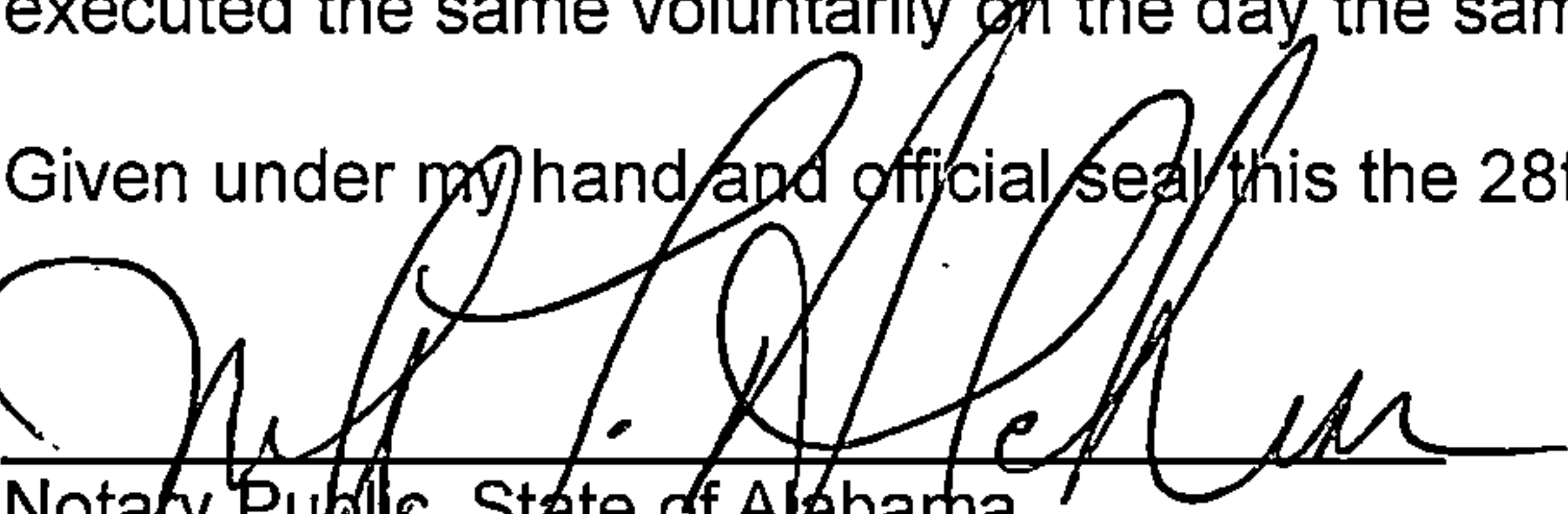
  
Johnny W. Blankenship

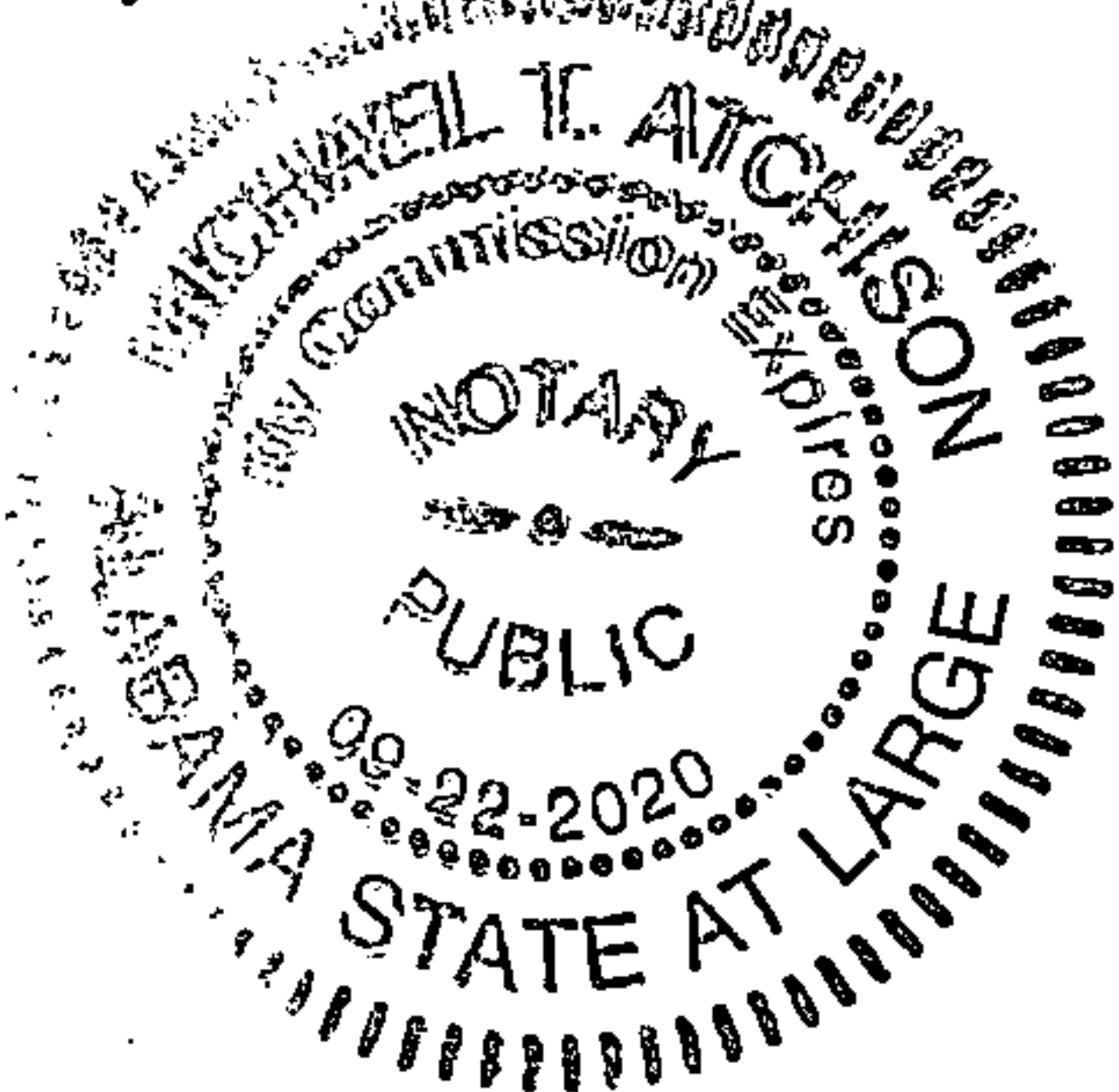
State of Alabama

County of Shelby

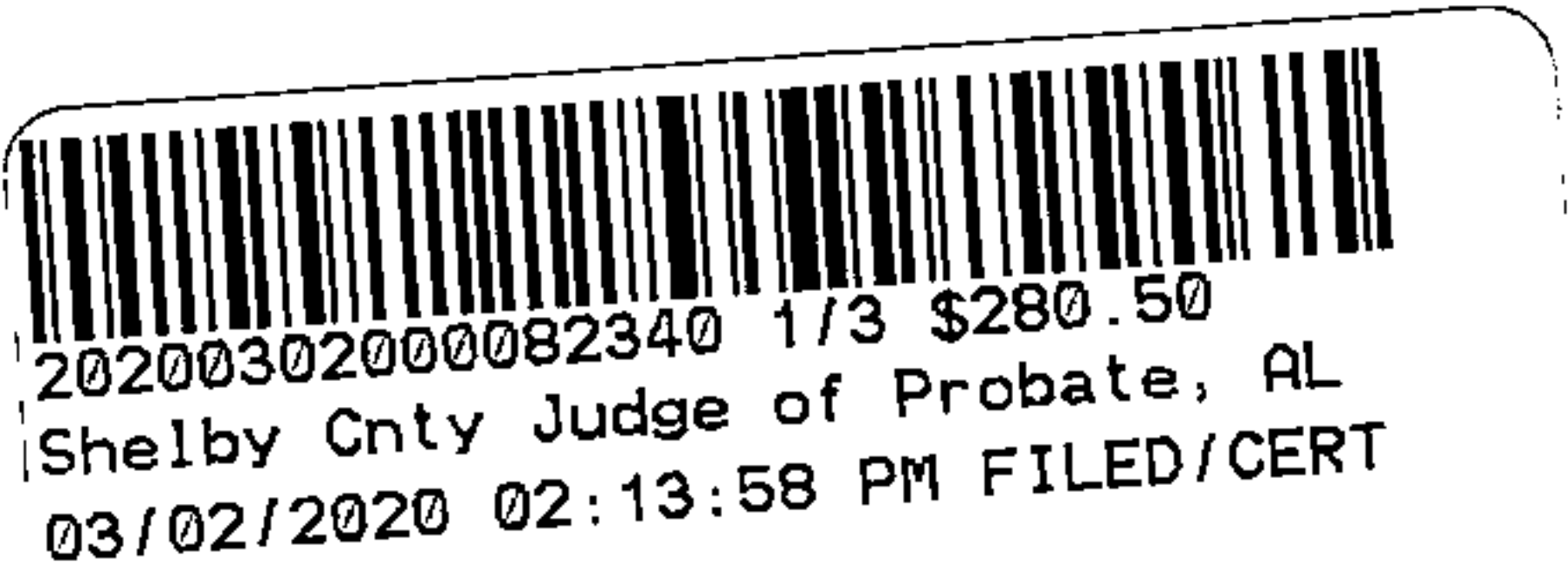
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Johnny W. Blankenship, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they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

Given under my hand and official seal this the 28th day of February, 2020.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



Shelby County, AL 03/02/2020  
State of Alabama  
Deed Tax: \$252.50



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

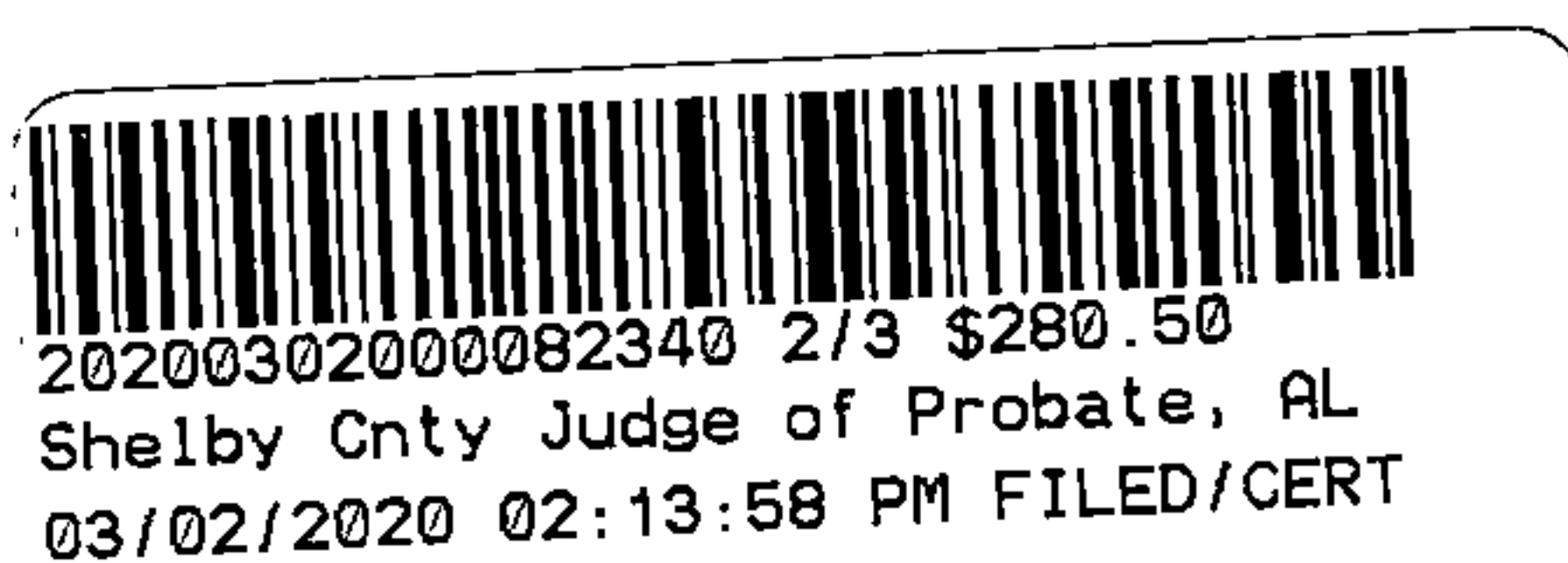
**Parcel 1:**

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 21, Township 19 South , Range 1 East , Shelby County, Alabama; thence S00°00'00" E, a distance of 60.00 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 1195.14 feet to a point on the Northerly R.O.W. line of Old Highway 280, 80' R.O.W.; thence N88°58'38" W and along said R.O.W. line a distance of 229.01 feet; thence N01°03'07" E and leaving said R.O.W. line a distance of 209.73 feet; thence N88°54'00" W a distance of 209.91 feet; thence N89°00'13" W a distance of 210.16 feet; thence N03°44'04" E a distance of 174.42 feet; thence N87°18'43" E a distance of 67.07 feet; thence N02°36'05" W a distance of 199.98 feet; thence S87°17'52" W a distance of 193.46 feet to the Southeastern R.O.W. line of Shelby County Highway 51, 80' R.O.W.; thence N36°00'39" E and along said R.O.W. line a distance of 740.16 feet; thence N88°46'56" E and leaving said R.O.W. line a distance of 333.99 feet to the POINT OF BEGINNING.

**Parcel 2:**

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, being described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, and run East along the South line thereof 456.25 feet; thence 90 degrees 00' left and run Northerly 511.38 feet to a point on the Southeasterly right of way line of Shelby County Highway #51 and the Point of Beginning; thence 35 degrees 35'1" right and run along said right of way line 190.73 feet; thence 51 degrees 51'14" right and run 175.00 feet; thence 90 degrees 00' right and run 150.0 feet; thence 90 degrees right and run 292.81 feet to the Point of Beginning.





## Real Estate Sales Validation Form

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

Grantor's Name Johnny W. Blankenship

Grantee's Name Janet Farris Standridge Revocable  
Trust dated August 12, 2019 (as to  
1/2 interest)

Mailing Address P.O. Box 120  
Sterrett AL 35147

Joanne F. Enck Revocable Living  
Trust Dated November 25, 2019 (as  
to 1/2 interest)

Mailing Address 3121 SOMERSET TRACE  
BIRMINGHAM, AL 35242

Property Address 8596 Highway 51  
Sterrett, AL 35147

Date of Sale February 28, 2020  
Total Purchase Price \$252,500.00

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  
☒ 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 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 February 25, 2020

Print Johnny W. Blankenship



20200302000082340 3/3 \$280.50  
Shelby Cnty Judge of Probate, AL  
03/02/2020 02:13:58 PM FILED/CERT

Form RT-1