

20200420000153800
04/20/2020 03:52:56 PM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Brad Blankenship
209 Starboard Dr
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED FORTY SIX THOUSAND EIGHT HUNDRED SEVENTY DOLLARS AND NO CENTS (\$146,870.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Brad Blankenship and Randle Gail Blankenship, husband and wife** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Brad Blankenship and Randle Gail Blankenship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION


SUBJECT TO:

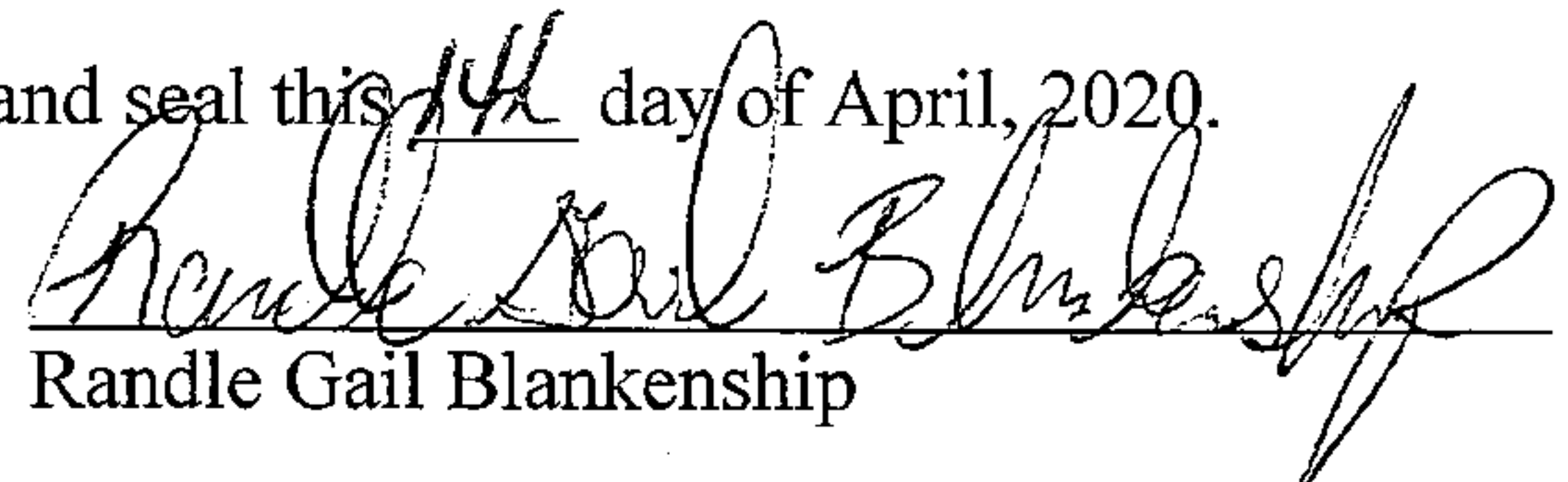
1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of April, 2020.

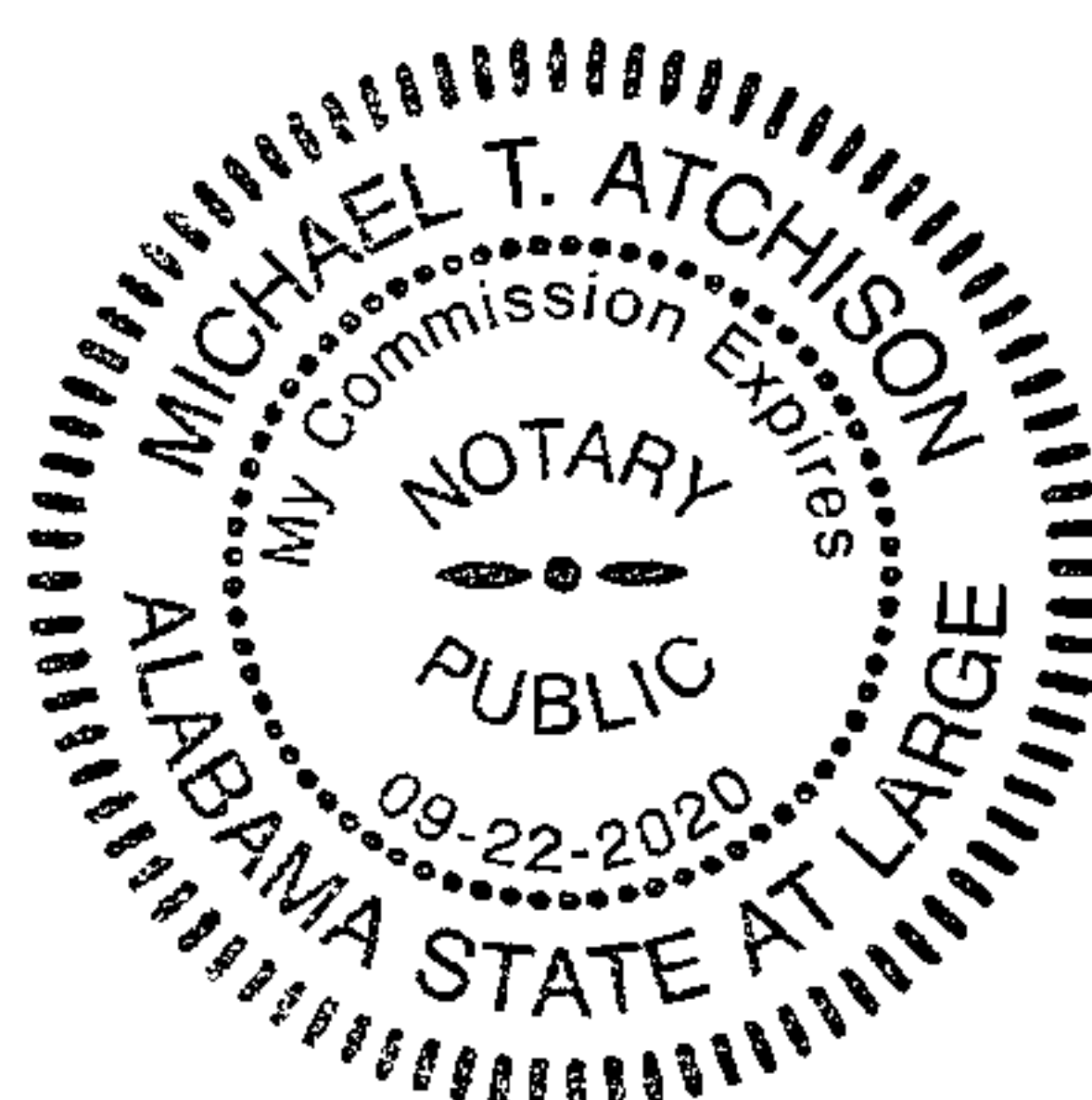

Brad Blankenship


Randle Gail Blankenship

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Brad Blankenship and Randle Gail Blankenship**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, 2020.



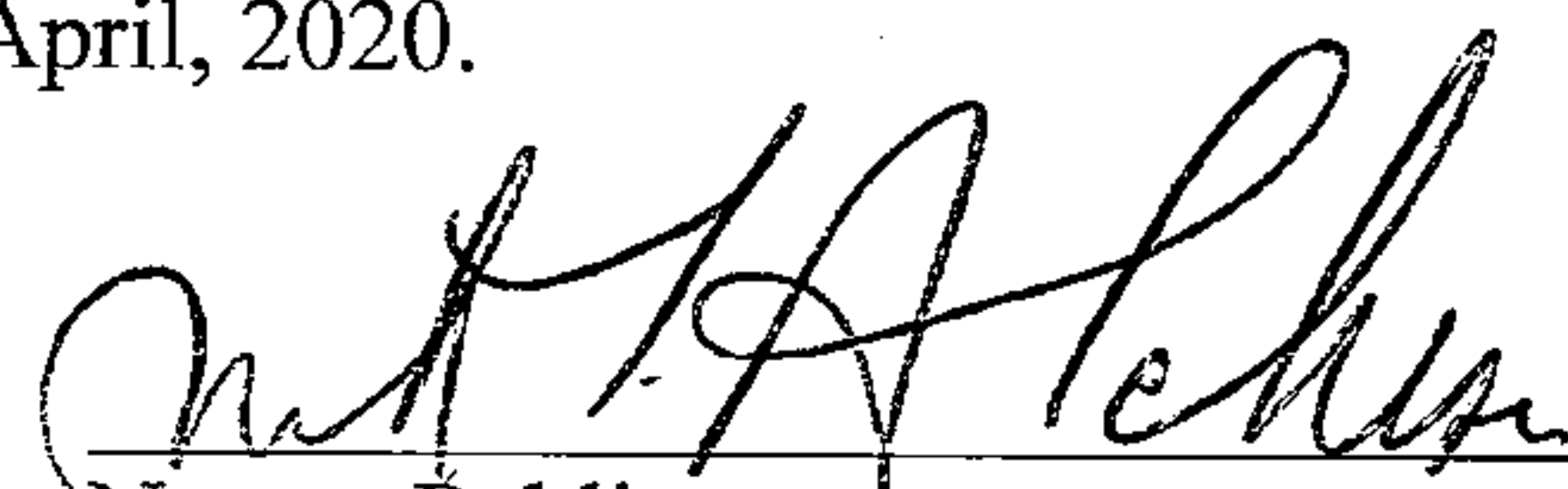

Notary Public
My Commission Expires:

EXHIBIT "A" – LEGAL DESCRIPTION

From the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, run South 89 degrees 59 minutes 02 seconds East 1018.0 feet; thence North 00 degrees 58 minutes 35 seconds East 350.7 feet to the beginning point of the parcel of land herein described; from said point, run South 50 degrees 30 minutes 51 seconds East 143.69 feet; thence South 35 degrees 57 minutes 09 seconds East 156.61 feet; thence North 49 degrees 51 minutes 19 seconds East 15.55 feet; thence North 32 degrees 38 minutes 55 seconds West 21.21 feet; thence North 01 degree 21 minutes 06 seconds West 47.02 feet; thence North 11 degrees 06 minutes 04 seconds East 9.72 feet; thence North 19 degrees 10 minutes 28 seconds East 10.52 feet; thence North 30 degrees 36 minutes 14 seconds East 17.38 feet; thence North 47 degrees 14 minutes 50 seconds East 15.97 feet; thence North 50 degrees 48 minutes 38 seconds East 31.94 feet; thence North 44 degrees 31 minutes 44 seconds East 16.13 feet; thence North 26 degrees 02 minutes 25 seconds East 15.72 feet; thence North 06 degrees 02 minutes 48 seconds East 15.97 feet; thence North 09 degrees 03 minutes 08 seconds West 15.91 feet; thence North 15 degrees 22 minutes 46 seconds West 15.62 feet; thence North 08 degrees 01 minute 40 seconds West 12.03 feet; thence North 02 degrees 07 minutes 06 seconds East 11.96 feet; thence North 09 degrees 23 minutes 37 seconds East 24.05 feet; thence North 14 degrees 39 minutes 11 seconds East 19.61 feet; thence North 89 degrees 12 minutes 41 seconds West 7.00 feet; thence North 89 degrees 12 minutes 41 seconds West 265.59; thence South 00 degrees 58 minutes 35 seconds West, 64.89 feet, back to the beginning point.

Situated in Shelby County, Alabama.

ALSO: An Easement for Ingress and Egress described as follows:

From the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, run South 89 degrees 59 minutes 02 seconds east 1018.00 feet; thence North 00 degrees 58 minutes 35 seconds East 215.0 feet to the beginning of a 20 foot easement; thence along the West line of said easement North 00 degrees 58 minutes 35 seconds East 20.01 feet; thence South 89 degrees 00 minutes 00 seconds East 46.78 feet; thence North 60 degrees 58 minutes 00 seconds East 66.0 feet; thence South 50 degrees 30 minutes 51 seconds East 10.85 feet; thence South 35 degrees 57 minutes 09 seconds East 9.97 feet; thence South 60 degrees 58 minutes 00 seconds West 76.55 feet; thence 89 degrees 00 minutes 00 seconds West 52.13 feet back to the beginning point.

Real Estate Sales Validation Form

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

Grantor's Name Brad Blankenship
 Mailing Address 209 Starboard Dr
Shelby, AL 35143

Grantee's Name Brad Blankenship
 Mailing Address 209 Starboard Dr
Shelby, AL 35143

Property Address 209 Starboard Dr
Shelby, AL 35143

Date of Sale April 14, 2020
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 146,870.00

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 1/2 tax value

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 4-14-2020

Print Brad Blankenship

Unattested _____

Sign [Signature]

(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
 04/20/2020 03:52:56 PM
 \$175.00 MISTI
 20200420000153800

Allen S. Bezel