

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Kyle & Amanda Warram  
943 5<sup>th</sup> Ave NW  
Alabaster, AL 35007

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TEN (\$110,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Cary Blaes**, a married man (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kyle Randall Warram** and **Amanda Lejane Warram**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the N 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NE corner of Lot 1 of Abernathy's Addition to Eagle Wood Estates as recorded in Map Book 11, Page 61, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 89 degrees 49 minutes 30 seconds West along the North line of said subdivision, a distance of 481.39 feet to the NW corner of Lot 4 of said subdivision; thence South 03 degrees 28 minutes 41 seconds East, along the West line of said Lot 4 a distance of 300.00 feet to the northerly right of way of Burnt Pine Drive; thence North 89 degrees 49 minutes 30 seconds West, along said right of way a distance of 69.29 feet; thence North 00 degrees 10 minutes 30 seconds East a distance of 451.46 feet; thence North 62 degrees 34 minutes 35 seconds East, a distance of 569.84 feet; thence South 03 degrees 28 minutes 41 seconds East, a distance of 416.91 feet to the POINT OF BEGINNING.

60" INGRESS, EGRESS AND UTILITY BASEMENT:

An easement situated in the N 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of Lot 1 of Abernathy's Addition to Eagle Wood Estates as recorded in Map Book 11, Page 61, in the Office of the Judge of Probate in Shelby County, Alabama; thence North 89 degrees 49 minutes 30 seconds West along the North line of said subdivision a distance of 481.39 feet to the NW corner of Lot 4 of said subdivision; thence South 03 degrees 28 minutes 41 seconds east along the West line of said Lot 4 a distance of 300.00 feet to the northerly right of way of Burnt Pine Drive; thence North 89 degrees 49 minutes 30 seconds West, along said right of way a distance of 99.29 feet to the POINT OF BEGINNING of the centerline of a 60' ingress, egress and utility easement lying 30' to either side of and parallel to described centerline; thence North 00 degrees 10 minutes 30 seconds East, a distance along said centerline a distance of 420.09 feet to the center of a circular easement having a radius of 60'.

Said parcel of land is also known as Lot 4A of the resurvey of Lot 3, Eaglewood Farms and Lot 4 of Abernathy's Addition to Eaglewood Estates, recorded in Map Book 32, Page 127, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 28 day of May, 2020.

Cary Blaes  
Cary Blaes

STATE OF ALABAMA  
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cary Blaes**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of May, 2020.

[Signature]  
Notary Public  
My Commission Expires: 1/18/21



Real Estate Sales Validation Form

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

Grantor's Name	Cary Blaes	Grantee's Name	Kyle Randall Warram Amanda Lejane Warram
Mailing Address	200 Sweetbay Dr. Alabaster, AL 35114	Mailing Address	943 5th Ave NW Alabaster, AL 35007
Property Address	400 Eaglewood Farms RD Maylene, AL 35114	Date of Sale	05/28/2020
		Total Purchase Price	\$110,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

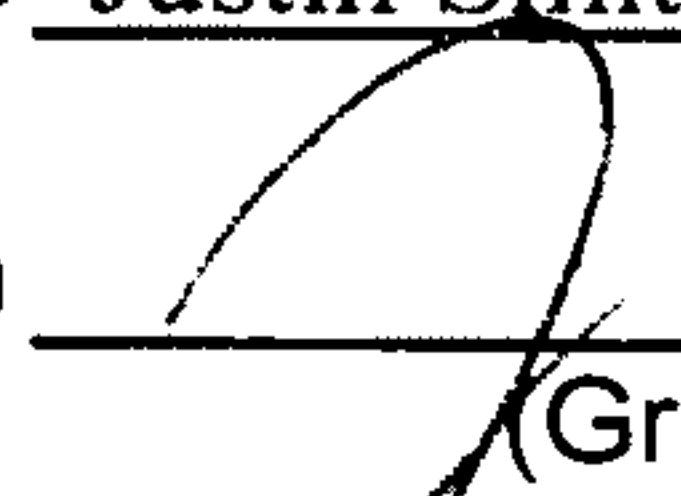
Date of Sale - the date on which interest to the property was conveyed.

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 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	05/28/2020	Print	Justin Smitherman
Unattested		Sign	
	(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  
05/28/2020 11:02:09 AM  
\$50.00 CHERRY  
20200528000213460

Allen S. Bayl