

This Instrument Was Prepared By:
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725 West Street
Montevallo, Alabama 35115
(205) 665-4357

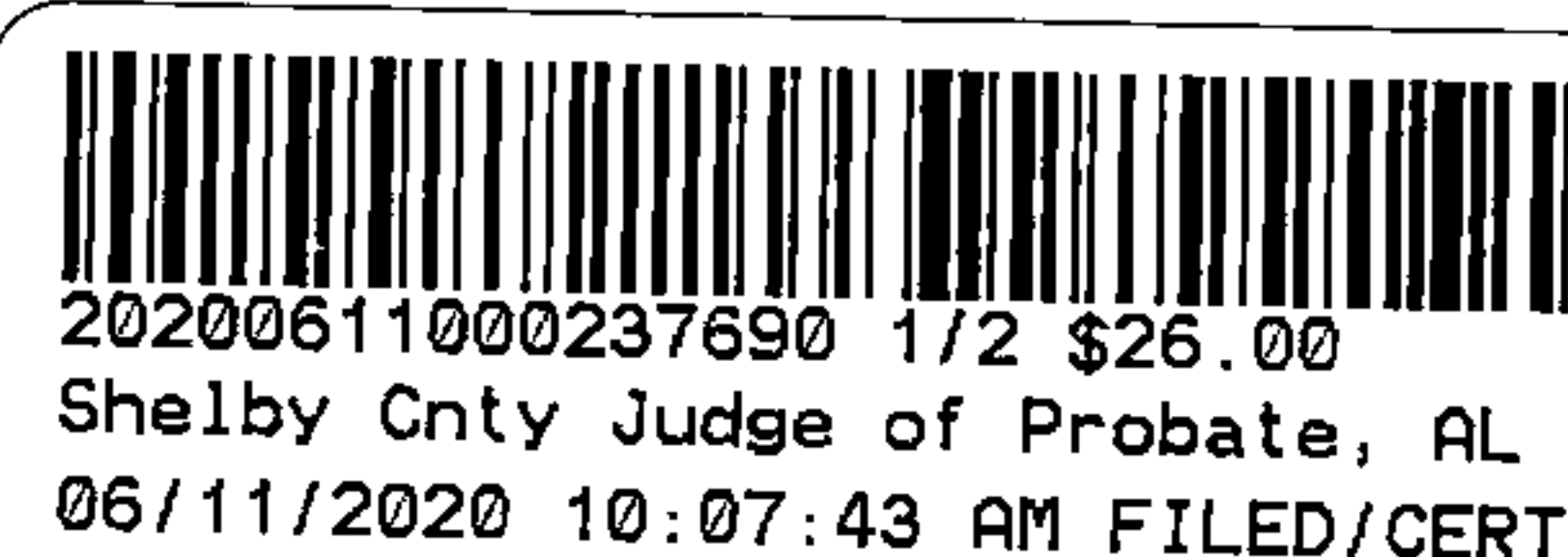
Send Tax Notice:
Evelyn D. Blair

PO Box 517
Calera AL 35040

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Hundred and 00/100 Dollars (\$500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Evelyn D. Blair**, being the sole surviving grantee on the Suvivorship deed found at **Shelby County Judge of Probate Instrument # 2016-1014000377930**, **William H. Blair**, a deceased person having died on or about the 18th day of April, 2018, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Evelyn D. Blair** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

LOTS 8, 9, AND 10 IN BLOCK 62 ACCORDING TO DUNSTON'S MAP AND SURVEY OF THE TOWN OF CALERA, SITUATED IN SHELBY COUNTY ALABAMA.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 11th day of March, 2020 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Evelyn D. Blair (L.S.)
Evelyn D. Blair

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Evelyn D. Blair, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11th day of March, 2020.

[Signature]
NOTARY PUBLIC
My Commission Expires: 4/26/2020



20200611000237690 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
06/11/2020 10:07:43 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Evelyn D. Blair
Mailing Address Po Box 517
Calera AL 35040

Grantee's Name Evelyn D. Blair
Mailing Address Po Box 517
Calera AL 35040

Property Address 617 14th St
Calera AL 35040

Date of Sale 03/11/20
Total Purchase Price \$
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 Husband passed away - Wife had a Survivorship deed - NO TAX required

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).

Dated 03/11/20

Unattested

(verified by)

Print

Sign

Chris Smithman
[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1