

20200611000238030
06/11/2020 10:56:00 AM
DEEDS 1/3

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

Send Tax Notice to:
William R. Blaising
3442 Indian Lake Dr.
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY THOUSAND (\$120,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Mildred A. Brantley**, an unmarried woman, the surviving grantee in the joint survivorship deed recorded in instrument no: 20030317000158000 in the Probate Office of Shelby County, Alabama, the other grantee **Richard E. Brantley**, having died on or about November 17, 2019 (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **William R. Blaising**, an unmarried individual (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joints with rights of survivorship, 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 in the S.E. 1/4 of the S. E. 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of Lot 13, Block 4 of Brookfield, Second Sector as recorded in Map Book 6, Page 16 in the office of the Judge of Probate of Shelby County, Alabama. Thence run North 88 deg. 10 min. 51 sec. East along the South line of said Section 11 a distance of 174.00 feet to the point of beginning: Thence Run North 01 deg. 22 min. 50 sec. west a distance of 36.74 feet, Thence run North 52 deg. 29 min. 32 sec. East a distance of 36.82 feet to a utility pole, Thence run North 17 deg. 02 min. 48 sec. East a distance of 47.00 feet to a water meter, Thence run North 06 deg. 53 min. 35 sec. East a distance of 57.60 feet, Thence run North 68 deg. 35 min. 09 sec. East a distance of 30.00 feet to the corner of a chain link fence, Thence run South 60 deg. 46 min. 42 sec. East a distance of 124.75 feet, Thence run South 07 deg. 21 min. 03 sec. West a distance of 37.83 feet, Thence run South 69 deg. 18 min. 51 sec. West a distance of 55.73 feet. Thence run South 88 deg. 10 min. 51 sec. West a distance of 50.00 feet. Thence run South 01 deg. 49 min. 09 sec. East a distance of 50.00 feet to a point on the South line of said Section 11, Thence run South 88 deg. 10 min. 51 sec. West a distance of 80.49 feet along said section line to the point of beginning.

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 GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Mildred Brantley is one and the same person as Mildred A. Brantley.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 10 day of June, 2020.

Mildred A. Brantley, Chad Brantley, her Attorney-in-Fact
Mildred A. Brantley by Chad Brantley, her Attorney-in-Fact

STATE OF ALABAMA
SHELBY COUNTY

}

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mildred A. Brantley by Chad Brantley, her Attorney-in-Fact**, 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 10 day of June, 2020.

Notary Public

My Commission Expires: 11/18/20

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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2020 10:56:00 AM
\$52.00 JESSICA
20200611000238030

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Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Mildred A. Brantley
Mailing Address
76 Shady LN
Freeport, FL 32439

Grantee's Name William R. Blaising
Mailing Address
3442 Indian Lake Dr.
Pelham, AL 35124

Property Address 1209 Brantley Hill RD
~~Valasee 35124~~
~~XXXXXX~~
Pelham, AL 35124

Date of Sale 06/10/2020
Total Purchase Price \$120,000.00
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)

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 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 06/10/2020

Print Justin Smitherman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one