

This Instrument was Prepared by:

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

Send Tax Notice To: Blakely McBee

AL
777 Hwy 441
Wilsonville AL 35186

File No.: MV-20-26505

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Thousand Dollars and No Cents (\$4,000.00)**, 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, **Jerald E Blackerby and Elaine Blackerby**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Blakely McBee**, (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

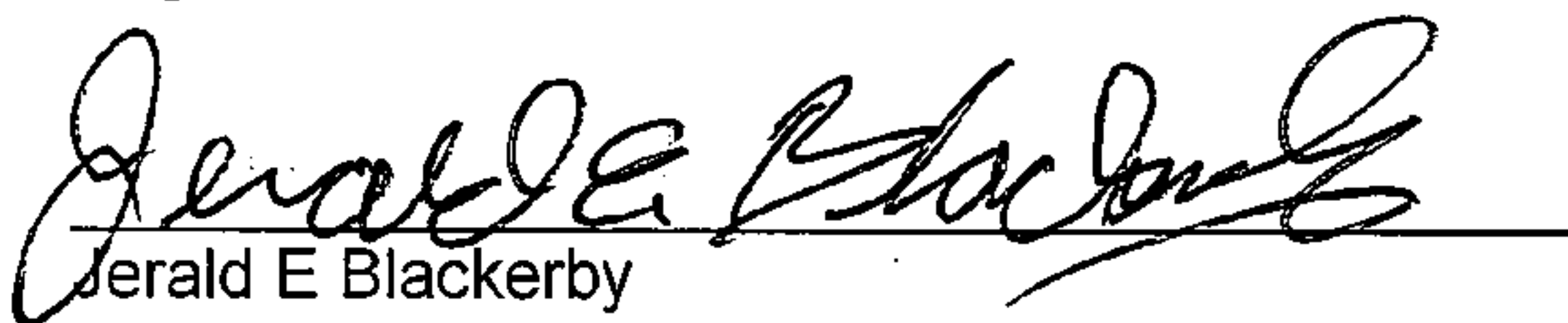
Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 19th day of August, 2020.


Jerald E Blackerby


Elaine Blackerby

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Jerald E Blackerby and Elaine Blackerby, 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 19th day of August, 2020.


Notary Public, State of Alabama

My Commission Expires: September 22, 2020

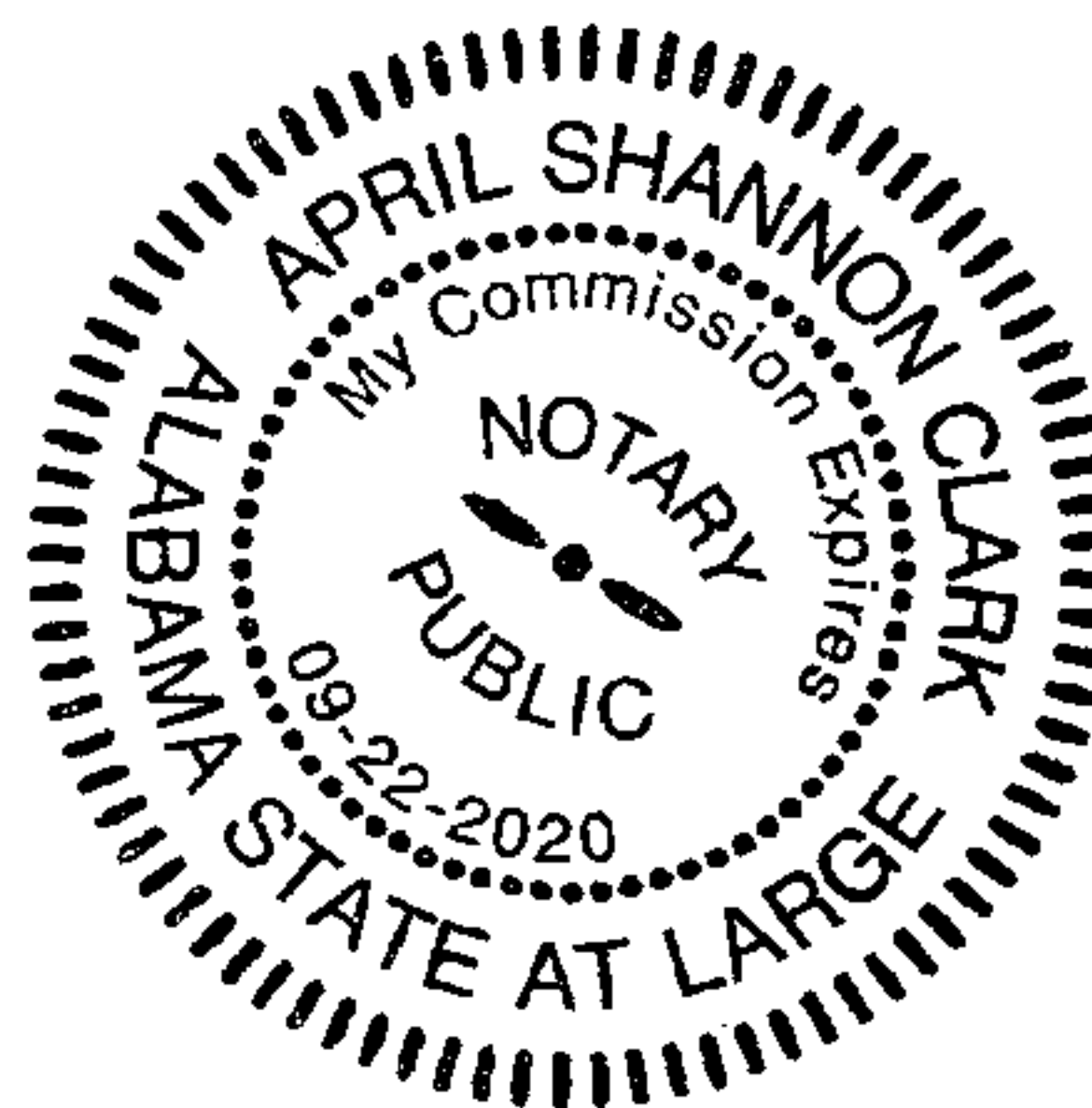


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the SW 1/4 of NW 1/4 of Section 6, Township 21 South, Range 2 East, described as follows: Commencing at a point in the center of the railway track at the East end of a culvert, being the first culvert East of the Wilsonville Depot on the Southern Railway, and run easterly along the center of the Southern Railway track, a distance of 30 feet; run thence in a northerly direction and perpendicular to the center line of the Southern Railway 50 feet to an iron stob; run thence in an easterly direction and parallel with and 50 feet from the center line of the Southern Railway 275 feet to point of beginning of the land herein described; thence in a northerly direction and parallel with East line of lot formerly known as the Grist Mill lot; which is also the East line of the lot described in that certain deed from W. T. Taylor, Jr. and wife Gertrude Taylor to R. C. Foster and Roxie M. Foster dated December 10, 1948 and recorded in Deed Book 136, Page 155, a distance of 272 feet to the North line of said Grist Mill lot; thence run in an easterly direction along the North line of said Grist Mill lot 80 feet; thence run in a southern direction and parallel with the West line of the lot being herein conveyed 272 feet to the North boundary line of the Southern Railway right of way; run thence in a westerly direction along the Northern boundary line of said railway right of way 80 feet to point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Jerald E Blackerby Elaine Blackerby	Grantee's Name	Blakely McBee
Mailing Address	<u>73 Fairbrook Lane</u> <u>Shelby AL 35143</u>	Mailing Address	<u>777 Hwy 441</u> <u>Wilsonville AL 35186</u>
Property Address	<u>Vacant</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>August 19, 2020</u>
		Total Purchase Price	<u>\$4,000.00</u>
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 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 August 19, 2020

Print Jerald E Blackerby

Unattested

Sign Jerald E Blackerby
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/20/2020 10:53:10 AM
\$32.00 JESSICA
20200820000361900

Alvin S. Bayl