

This instrument was prepared by:

Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

Send tax notice to:

William Givan  
709 3<sup>rd</sup> Avenue  
Alabaster, AL 35007

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WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

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STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars (\$145,000.00) to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Steven Edward Blalock and Linda Joan Blalock, Husband and Wife** (herein referred to as grantors), do hereby grant, bargain, sell and convey unto **William Givan, Kayla Elizabeth Daw, Daniel A. Givan, and Teresa K. Givan** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 3 and 4, Block 6, according to the Survey and Map of Alabaster Gardens, as recorded in Map Book 3, Page 156, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2020 and subsequent years.
2. Existing easements, encumbrances, encroachments, restrictions, covenants, conditions, rights of way, and limitations, if any, of record.
3. \$127,187.00 of the consideration herein was derived from a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of October, 2020.

x Steven Edward Blalock (SEAL)  
Steven Edward Blalock

Linda Joan Blalock (SEAL)  
Linda Joan Blalock

## ACKNOWLEDGEMENT

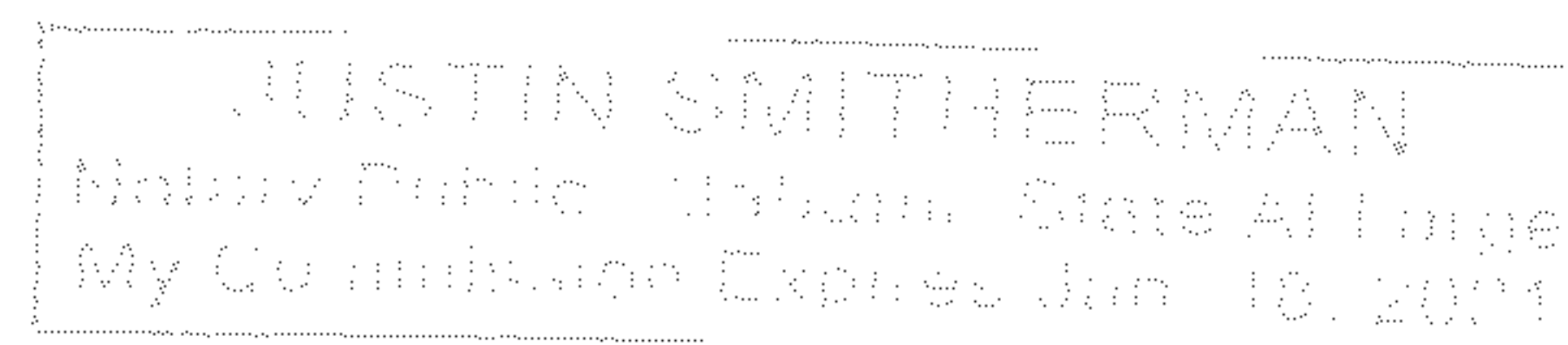
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Edward Blalock and Linda Joan Blalock, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 2nd day of October, 2020.

**NOTARY PUBLIC**

My Commission Expires: 1/8/0



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Steven Edward Blalock and Linda Joan Blalock</u>	Grantee's Name	<u>William Givan, Kayla Elizabeth Daw, Daniel A. Givan, and Teresa K. Givan</u>
Mailing Address	<u>709 3rd Avenue Alabaster, AL 35007</u>	Mailing Address	<u>558 Sundilla Court Auburn, AL 36830</u>
Property Address	<u>709 3rd Avenue Alabaster, AL 35007</u>	Date of Sale	<u>October 2, 2020</u>
		Total Purchase Price	<u>\$145,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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  
☐ Appraisal  
☐ Other:  
☐ 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 10/2/2020 Print Justin Smith Sign [Signature]  
 Unattested \_\_\_\_\_ (Grantor/Grantee/ Owner/ Agent) Circle one  
 (verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/06/2020 08:43:56 AM  
 \$48.00 CHERRY  
 20201006000451720

Allen S. Bayl

**Form RT-1**