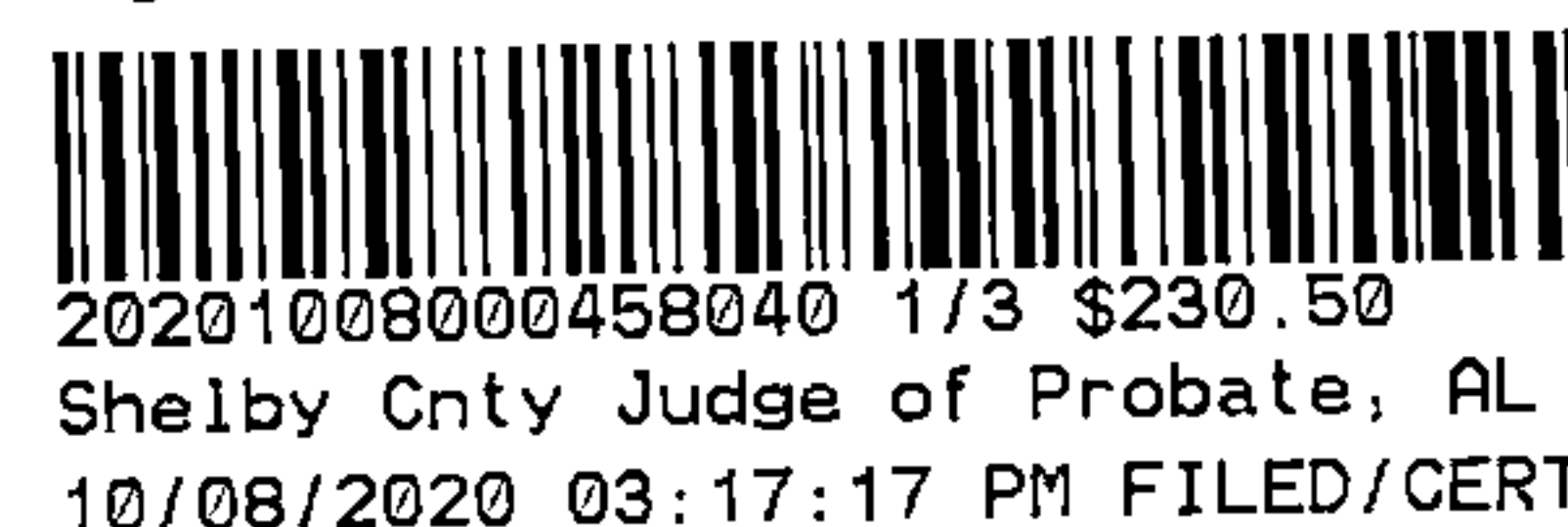


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, AL 35051



CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, Specialty Wood Products, Inc., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto James Walter Blackmon, Jr. and Janice T. Blackmon (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama:

A parcel of land situated in Section 1, Township 21 South, Range 1 East, and Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a shot gun barrel locally accepted to be the Northeast corner of said Section 1; thence run West along the North line of said Section 1 for a distance of 93.47 feet to a railroad spike found on the Northeast right-of-way line of Wilsonville Westover Road (Shelby County Highway # 61); thence turn an interior clockwise angle to the right of 76 degrees, 56 minutes, 01 seconds and run in a Southeasterly direction along said Northeast right-of-way line for a distance of 339.54 feet to an iron pin set on a curve to the right having a central angle of 04 degrees, 41 minutes, 52 seconds and a radius of 2,406.00 feet; thence run in a Southeasterly direction along said Northeast right-of-way line and also along the arc of said curve for a distance of 197.27 feet to a 5 inch open top pipe found; thence turn from the chord of last stated curve an interior clockwise angle to the right of 99 degrees, 37 minutes, 08 seconds and run in an Easterly direction for a distance of 638.83 feet to a corner post of a fence; thence turn an interior clockwise angle to the right of 91 degrees, 04 minutes, 27 seconds and run in a Northerly direction for a distance of 523.68 feet to a 1 ½ inch open top iron found on the North line of said Section 6; thence turn an interior clockwise angle to the right of 89 degrees, 01 minutes, 57 seconds and run in a Westerly direction along the North line of said Section 6 for a distance of 658.56 feet to the point of beginning; said parcel containing 8.33 acres, more or less.

According to survey of Carl Daniel Moore, RLS# 12159, dated October 13, 2001.

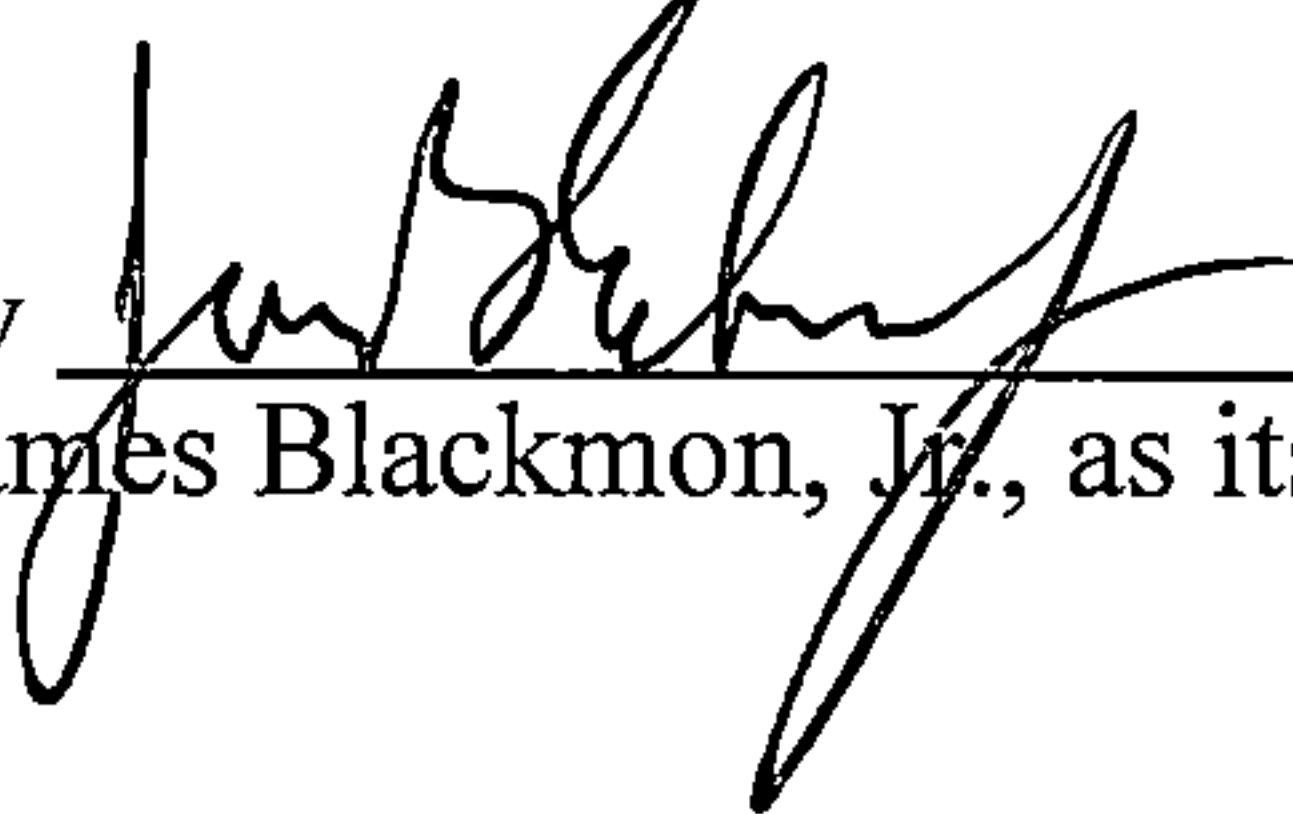
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from

all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James Blackmon, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of October, 2020.

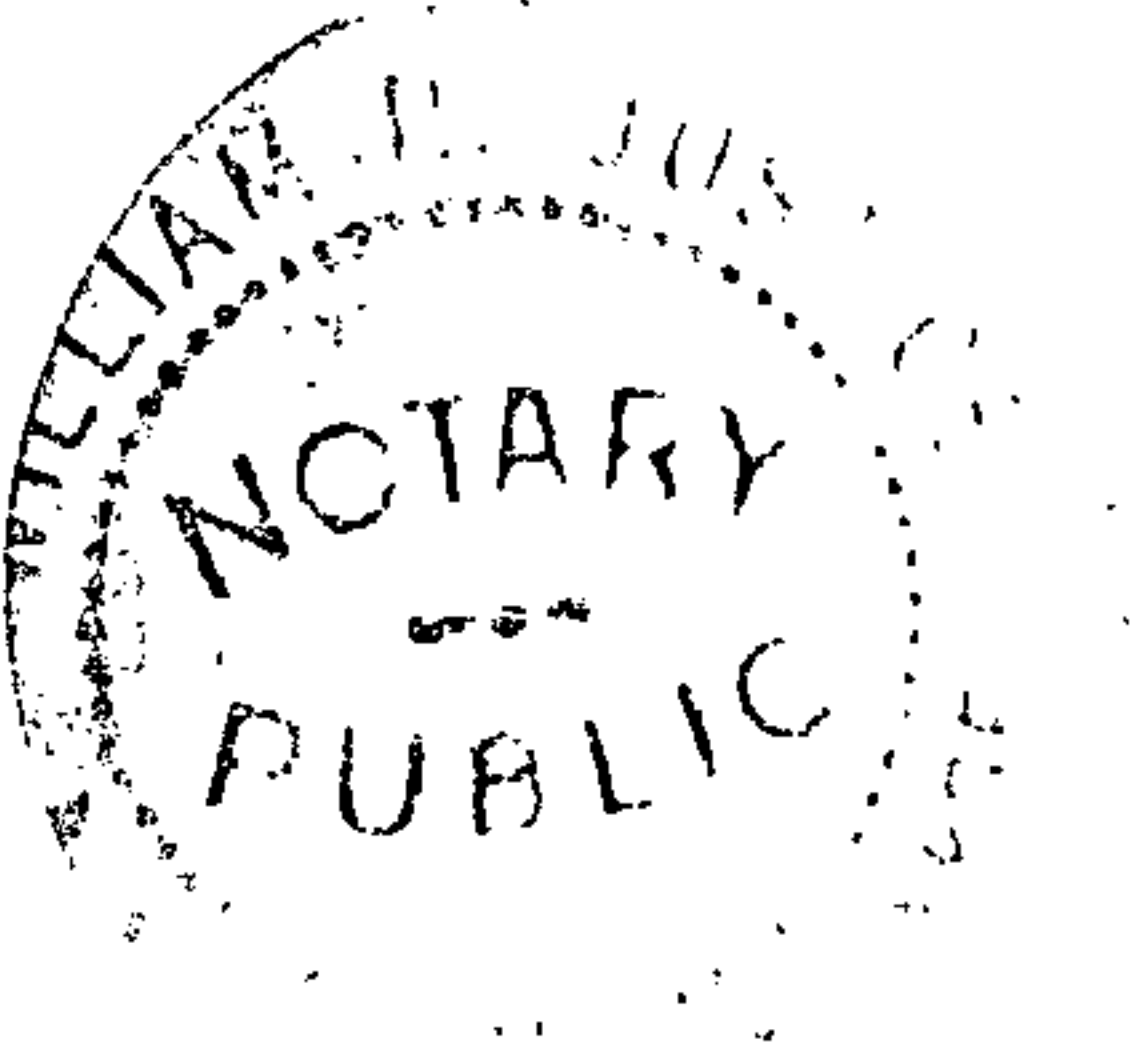
Specialty Wood Products, Inc.

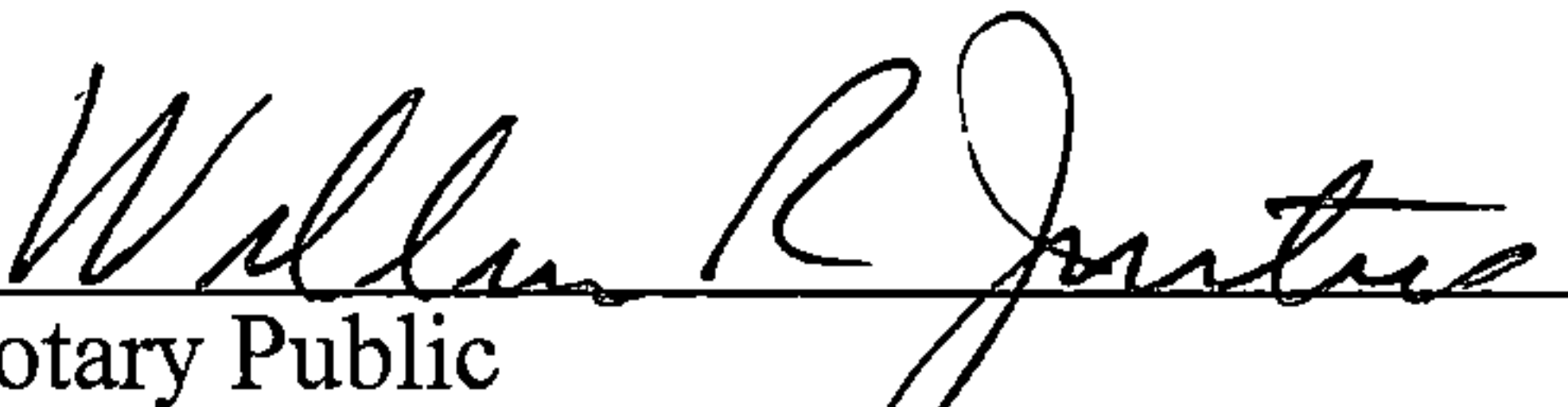
by 
James Blackmon, Jr., as its President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Blackmon, Jr., whose name as President of Specialty Wood Products, Inc., a corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 8th day of October, 2020.




Notary Public

My commission expires: 9-12-23



20201008000458040 2/3 \$230.50
Shelby Cnty Judge of Probate, AL
10/08/2020 03:17:17 PM 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 Specialty Wood Products, Inc.
Mailing Address PO Box 500
Wilsonville, AL 35186

Grantee's Name James Walter Blackmon, Jr. & Jamie T. Blackmon
Mailing Address 522 Brothers Ave
Wilsonville, AL 35186

Property Address Hwy 61
Wilsonville, AL

Date of Sale 10-8-2020
Total Purchase Price \$ _____

Shelby County, AL 10/08/2020
State of Alabama
Deed Tax: \$202.50

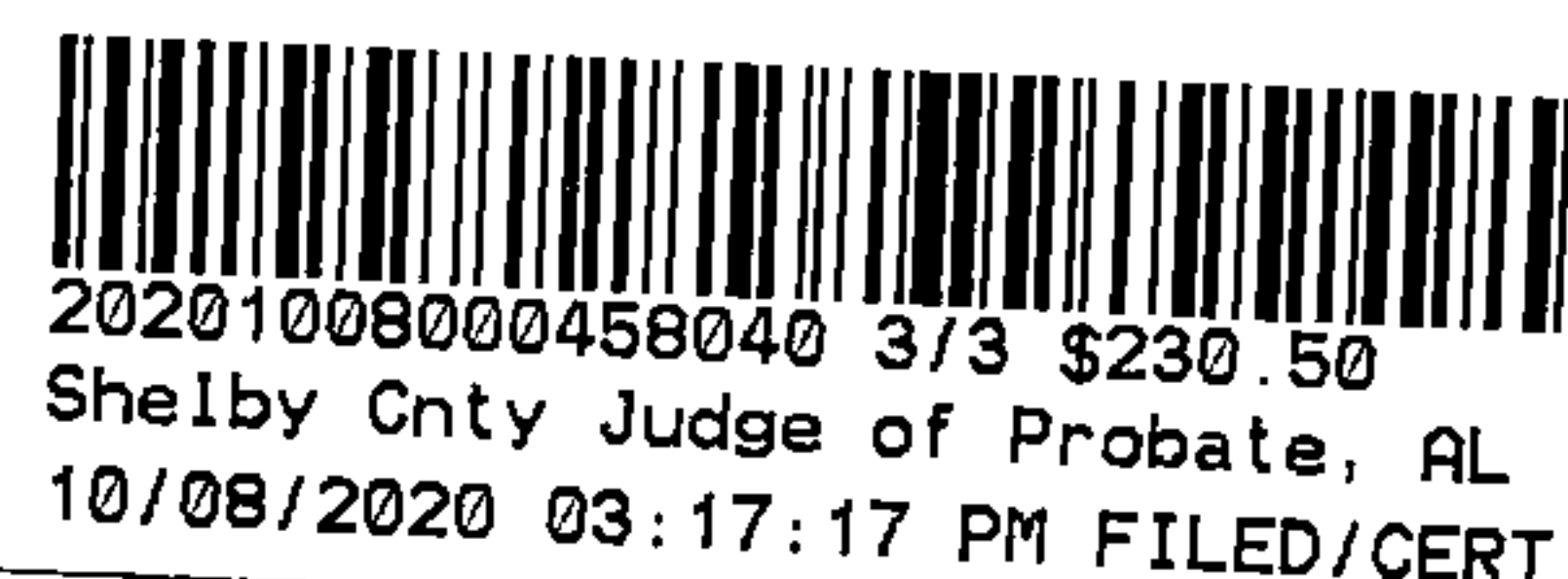
or
Actual Value \$ _____

or
Assessor's Market Value \$ 262,140

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 10-20-20

Print James Walter Blackmon, Jr.

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1