

20210706000326910
07/06/2021 03:49:17 PM
DEEDS 1/2

This Instrument was Prepared by:
Marcus Hunt
South Oak Title, LLC
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243
File No.: 21-3258

Send Tax Notice To: Wesley Miles Blankenship
Mary Pamela Blankenship
325 Camp Forrest Tr
Helena, AL 35080

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Fifteen Thousand Dollars and No Cents (\$615,000.00)**, 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, **Emily C Self and Christopher M Self, wife and husband, whose mailing address is 524 county road 53, Clanton, AL 35045** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Wesley Miles Blankenship and Mary Pamela Blankenship, whose mailing address is 325 Camp Forrest Tr, Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 325 Camp Forrest Tr, Helena, AL 35080**; to wit;

Lot 733, according to the Survey of Riverwoods 7th Sector, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama.

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

\$522,750.00 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 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 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 2nd day of July, 2021.

Emily C Self
Emily C Self

Christopher M Self
Christopher M Self

State of Alabama

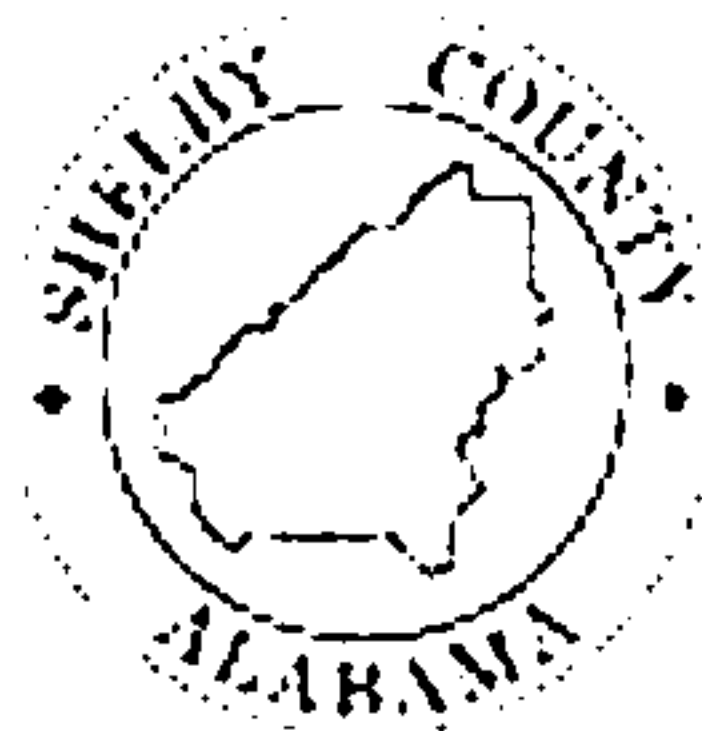
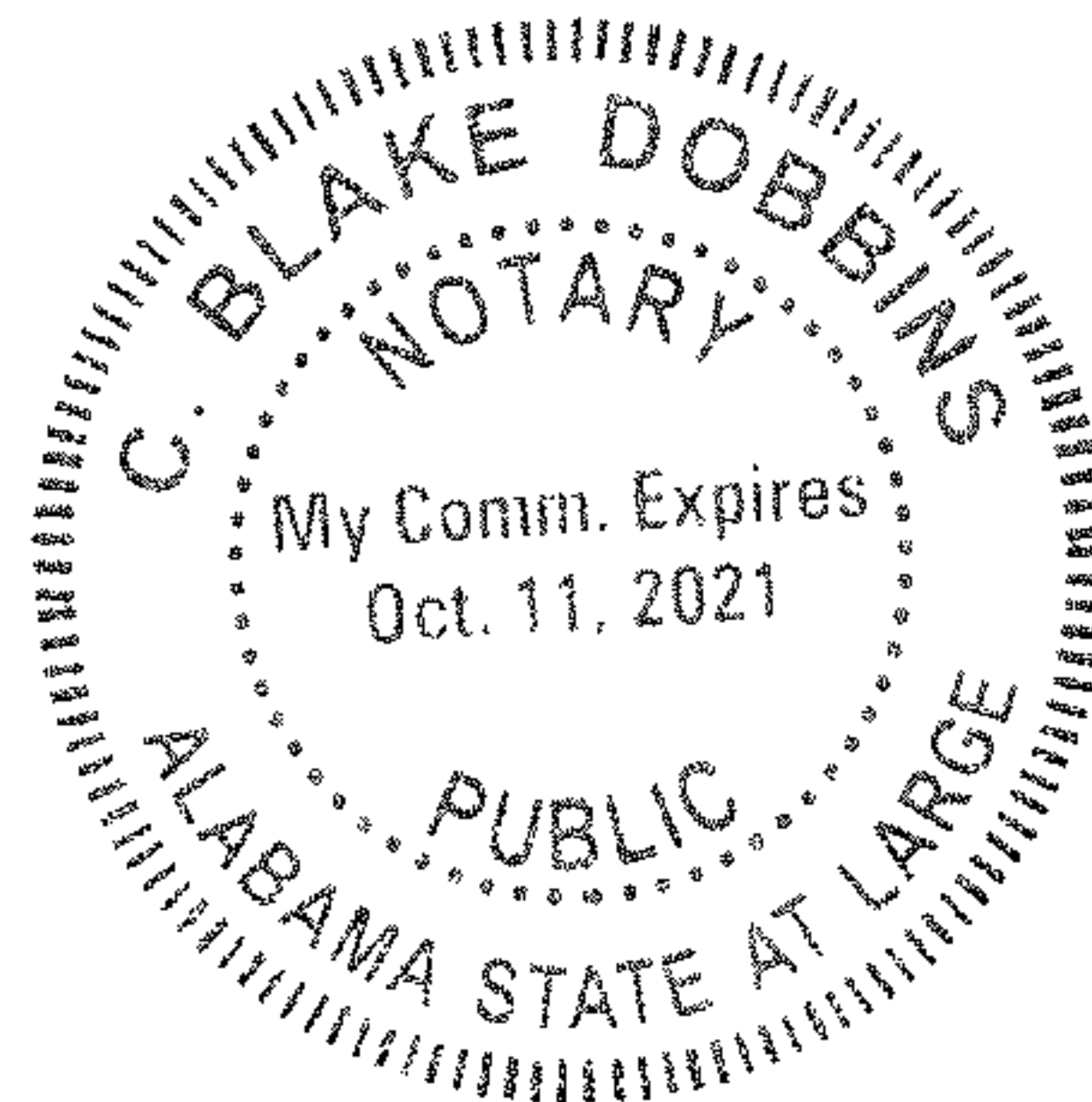
County of Jefferson

I, C. Blake Dobbins, a Notary Public in and for the said County in said State, hereby certify that Emily C Self and Christopher M Self, 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 2nd day of July, 2021.

C. Blake Dobbins
Notary Public, State of Alabama

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2021 03:49:17 PM
\$117.50 CHERRY
20210706000326910

Allie S. Beagl