

Send tax notice to:  
JEROME K BARRENTINE  
228 CHADWICK LANE  
HELENA, AL, 35080

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2021606

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **GEORGE W. BLANKS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAN MARIE BLANKS, PROBATE CASE NO. PR-2021-000162**, whose mailing address is **4660 TRIPLE CROWN DRIVE, MONTGOMERY, ALABAMA 36109** (hereinafter referred to as "Grantor") by **JEROME K BARRENTINE and SHANNON T BARRENTINE** whose property address is: **228 CHADWICK LANE, HOOVER, ALABAMA 35080** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 67, according to the Survey of Chadwick Sector 2, as recorded in Map Book 17, page 127, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Building lines as shown by recorded map.
3. Easements a shown by recorded map.
4. Restrictions as shown by recorded map.
5. Right of way to Shelby County recorded in Deed Book 135, page 362, in the Probate Office of Shelby County, Alabama.
6. Easement to H. Walker & Associates, recorded in Real 387 page 246 in the Probate Office of Shelby County, Alabama.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 196 page 248 in the Probate Office of Shelby County, Alabama.
8. Transmission Line Permit to Alabama Power Company recorded in Deed Book 194 page 67, Deed Book 103 page 146, and Deed Book 161 page 143 in the Probate Office of Shelby County, Alabama.
9. Declaration of Protective Covenants as recorded in Instrument 1993-35133 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee(s) 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, GEORGE W. BLANKS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAN MARIE BLANKS, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 3rd day of August, 2021.

ESTATE OF JAN MARIE BLANKS

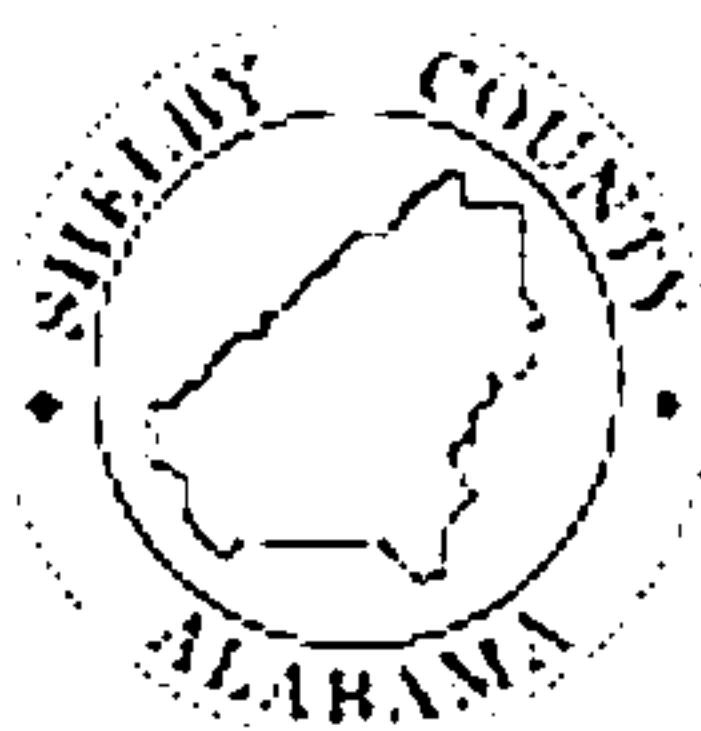
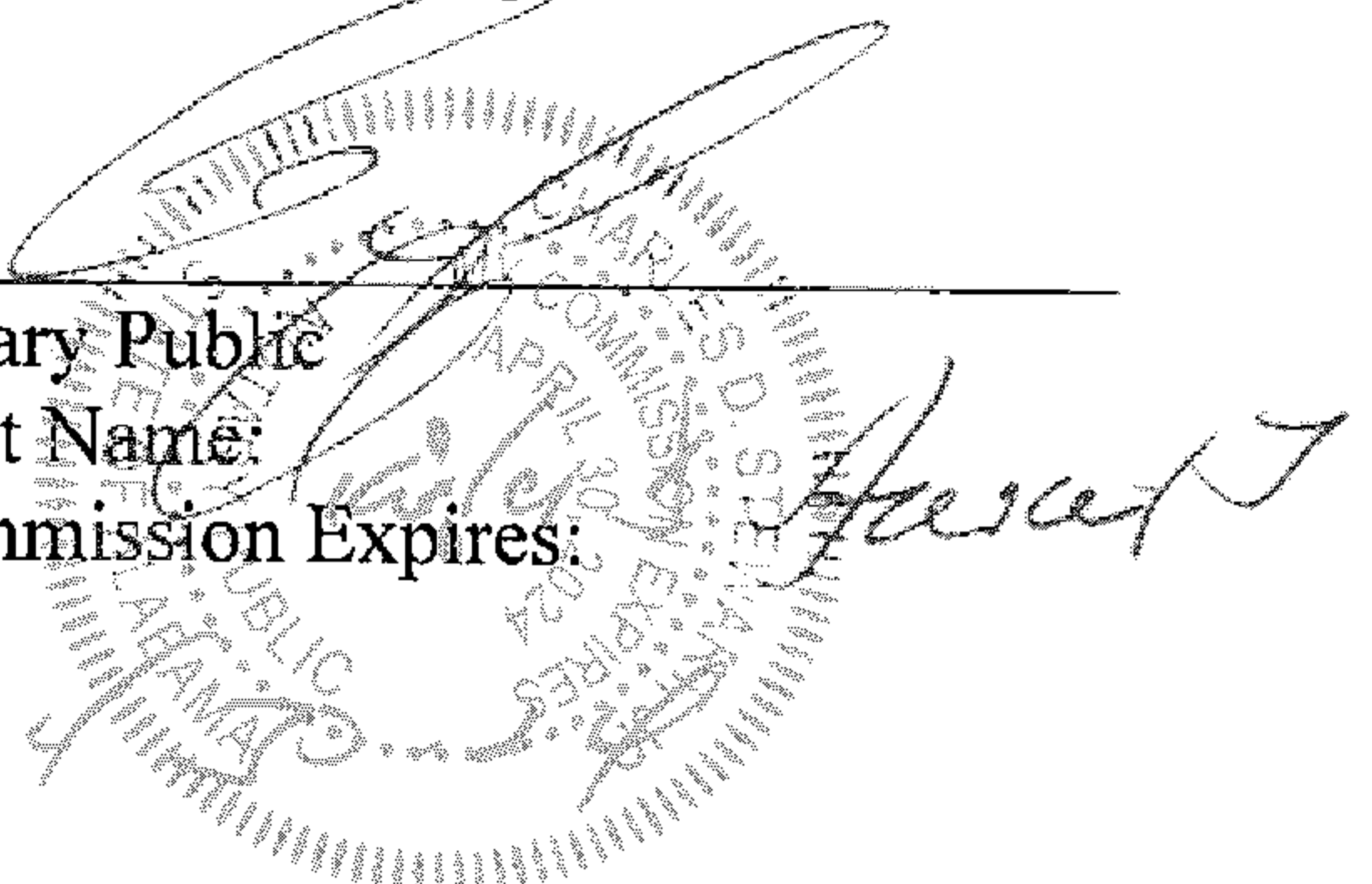
BY: George W. Blanks  
GEORGE W. BLANKS,  
PERSONAL REPRESENTATIVE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, whose name as OF ESTATE OF JAN MARIE BLANKS, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 3rd day of August, 2021.

Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/04/2021 09:43:31 AM  
\$255.00 JOANN  
20210804000377180

Allen S. Boyd