

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27469

Send Tax Notice To: James Walter Blackmon Jr.
Janice Blackmon
522 Brothers Ave.
Wilsonville, AL 35186

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 **One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00)**, 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, **The Estate of Christine B. Edmonds**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James Walter Blackmon Jr. and Janice Blackmon**, (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 all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

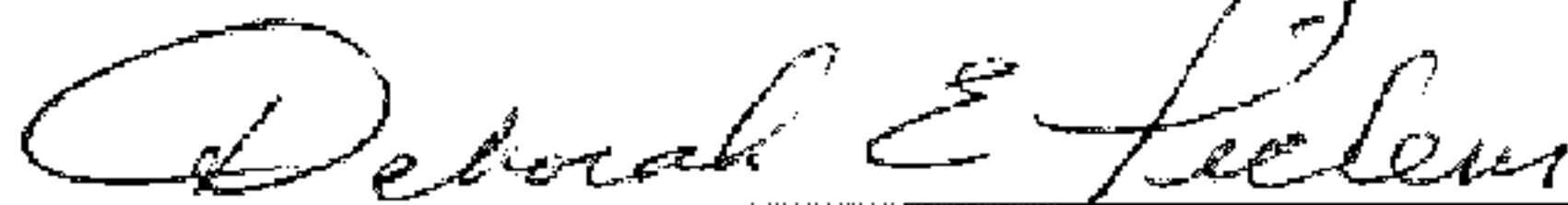
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said 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 18th day of August, 2021.

THE ESTATE OF CHRISTINE B. EDMONDS



By Deborah E Pickens
Personal Representative

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Deborah E. Pickens as Personal Representative of The Estate of Christine B. Edmonds, 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 18th day of August, 2021.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

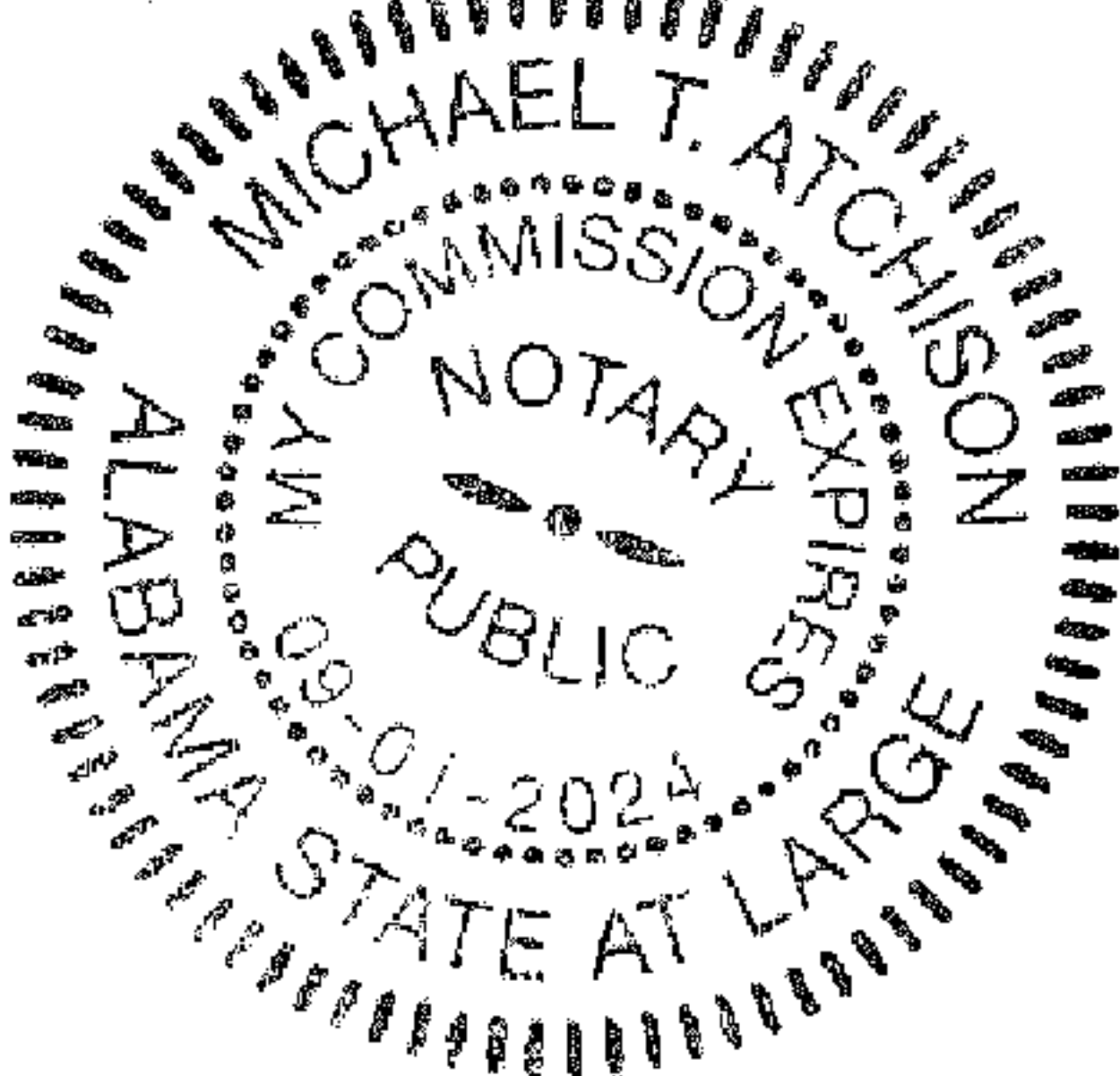


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Southeast corner of the SE 1/4 of SW 1/4, Section 6, Township 21 South, Range 2 East; thence South 87 degrees 58 minutes West (magnetic bearing) along the South boundary of the said SE 1/4 of SW 1/4, a distance of 338.0 feet to a point; thence North 2 degrees 30 minutes West (M.B) a distance of 25.0 feet to a point on the North boundary of Brothers Avenue; thence South 87 degrees 58 minutes West along the North boundary of Brothers Avenue and parallel to Section line, a distance of 378.23 feet to a point on the 450 foot contour; thence Northerly and Northeasterly along the 450-foot contour line to the point of beginning, said point lying 488.07 feet South 87 degrees 58 minutes (MB) of the East boundary of the SE 1/4 of SW 1/4, Section 6, Township 21 South, Range 1 East; thence continue Northerly and Northeasterly along the 450-foot contour line to a point of intersection with the said East boundary of SE 1/4 of SW 1/4; thence South 2 degrees 30 minutes East (MB) along the East boundary of the SE 1/4 of SW 1/4, Section 6, Township 21 South, Range 2 East, a distance of 592.75 feet to a point (said point lying 420.0 feet North 2 degrees 30 minutes (MB) of the Southeast corner of the SE 1/4 of SW 1/4); thence South 87 degrees 58 minutes West parallel to South boundary of said SE 1/4 of SW 1/4, a distance of 488.07 feet to the point of beginning on the 450-foot contour.

There is excepted herefrom a strip of land extending 50 feet from and parallel to the 450-foot contour, said strip of land being situated Southeast and Easterly of said 450-foot contour, as shown by map made by James L. Ray, Jr., on April 23, 1960. Said 50-foot strip being off the Westerly and Northwesterly portion of the above described lot. Said map being recorded in Map Book 4, Page 54, in the Probate Office of Shelby County, Alabama.



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

08/20/2021 09:13:04 AM

\$173.00 BRITTANI

20210820000407150

20210820000407150 08/20/2021 09:13:04 AM DEEDS 3/3

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	The Estate of Christine B. Edmonds	Grantee's Name	James Walter Blackmon Jr. Janice Blackmon
Mailing Address	<u>222 Mitchell St</u> <u>Wilsonville AL 35186</u>	Mailing Address	<u>522 Brothers Ave.</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>373 Brothers Ave.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>August 18, 2021</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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 18, 2021

Print The Estate of Christine B. Edmonds

Unattested

Sign *Deborah E. Piche*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one