



20210823000409440 1/3 \$78.00  
Shelby Cnty Judge of Probate, AL  
08/23/2021 10:07:47 AM FILED/CERT

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

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

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Donnie D. Blankenship aka Don D. Blankenship and wife, Joan Blankenship (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Don David Blankenship and Joan Blankenship (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 to-wit:

Parcel 1:

From the Southeast corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 3, Township 19 South, Range 2 East, run North along the East boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 113.79 feet; thence left 89 degrees 40 minutes a distance of 40.00 feet to the point of beginning; thence continue a distance of 382.79 feet; thence right 89 degrees 40 minutes a distance of 231.00 feet; thence right 90 degrees 20 minutes a distance of 382.79 feet; thence right 89 degrees 40 minutes a distance of 231.00 feet to the point of beginning.

Parcel 2:

Lot 4, Block 6, according to survey of Legion Heights being situated in the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 30, Township 18 South, Range 2 East, Sterrett, Shelby County, Alabama, as shown by map of said survey on record in the Probate Office of Shelby County, Alabama.

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.

Shelby County, AL 08/23/2021  
State of Alabama  
Deed Tax: \$49.00



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And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 23rd day of August, 2021.

Donnie D. Blankenship  
Donnie D. Blankenship

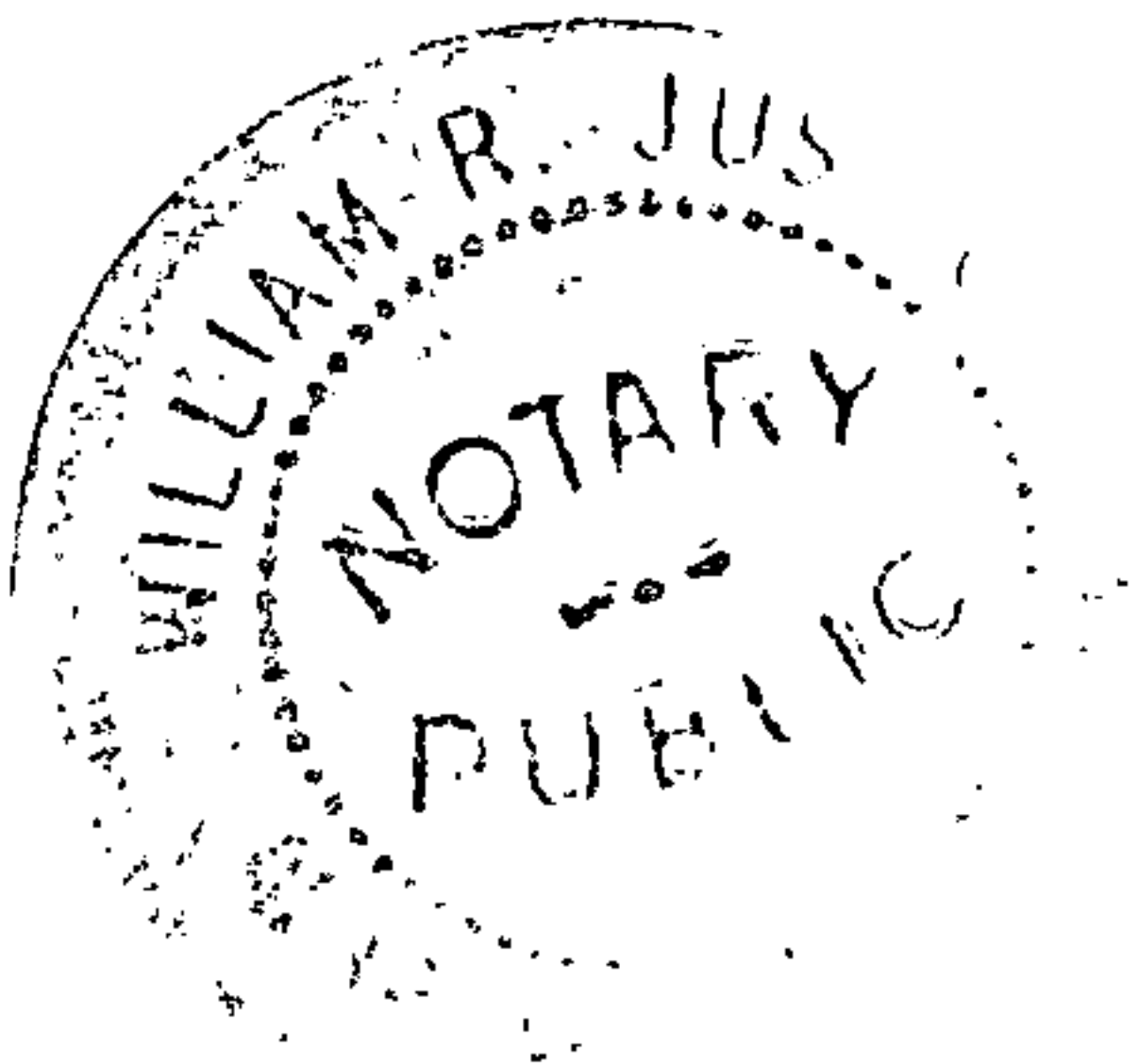
Joan Blankenship  
Joan Blankenship

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donnie D. Blankenship and Joan Blankenship, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 23rd day of August, 2021.



William R. J. J.  
Notary Public

My commission expires 9/12/23



# Real Estate Sales Validation Form

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

Grantor's Name Donnie D. Blankenship  
Mailing Address 104 Miller Drive  
Vincent, AL 35178

Grantee's Name Don David Blankenship and Joan Blankenship  
Mailing Address 104 Miller Drive  
Vincent, AL 35178

Property Address 104 Miller Drive  
Vincent, AL 35178  
Shadow Oak Court  
Sterrett, AL 35147

Date of Sale 8/23/21  
Total Purchase Price \$   
or  
Actual Value \$ 48,890.00  
or  
Assessor's Market Value \$

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  
X Sales Contract  
 Closing Statement  
 Appraisal  
X Other assessor's current market value

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 8/23/21

Print Donnie D. Blankenship

Unattested

Sign

Donnie D. Blankenship

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1