

20211105000536900  
11/05/2021 11:16:10 AM  
DEEDS 1/2

This Instrument was Prepared by:

Mike T. Aichison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-21-27760

Send Tax Notice To: Blakely McBee  
James Blackmon

350 Brothers Avenue  
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 Seventy Thousand Dollars and No Cents (\$70,000.00), 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, William E. Baer Trust, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Blakely McBee and James Blackmon, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 7, according to the Hill Top Estates, as recorded in Map Book 16, Page 46 and re-recorded in Map Book 18, Page 22, in the Probate Office of Shelby County, Alabama.

Property may be subject to all 2022 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 3rd day of November, 2021.

WILLIAM E. BAER TRUST

*Brenda J. Baer Smith Hill*  
by Brenda J. Baer Smith Hill  
Trustee

Brenda J. Baer Smith Hill and Brenda J. Baer Hill are one in the same person.

State of Tennessee

County of Rutherford

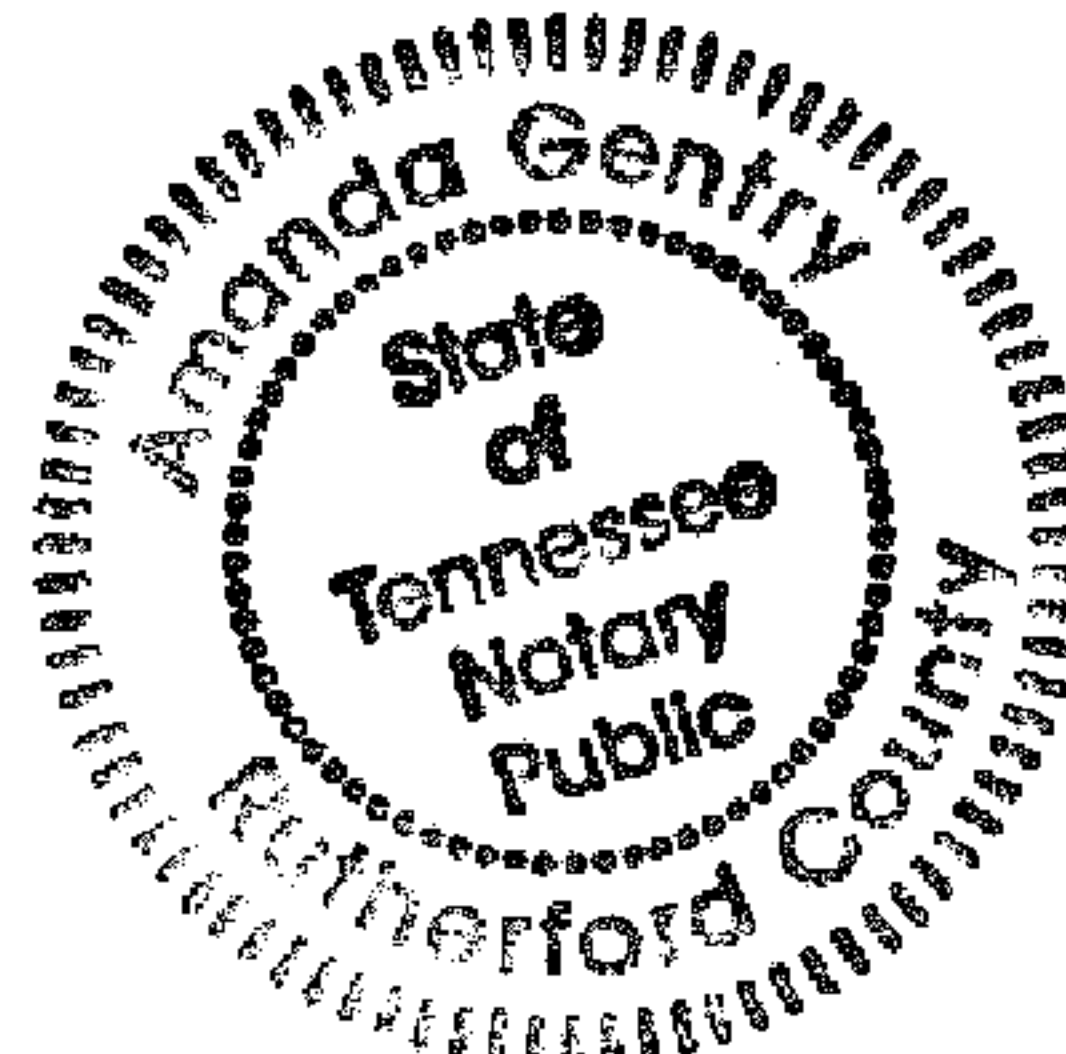
I, Amanda Gentry, a Notary Public in and for the said County in said State, hereby certify that Brenda J. Baer Smith Hill as Trustee of the William E. Baer Trust, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed 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 3rd day of November, 2021.

*Amanda Gentry*

Notary Public, State of Tennessee

My Commission Expires: 1-18-2022



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	William E. Baer Trust	Grantee's Name	Blakely McBee James Blackmon
Mailing Address	<u>1441 Smith Town Rd</u> <u>McMinnville, TN 37110</u>	Mailing Address	<u>350 Brothers Avenue</u> <u>Wilsonville, AL 35186</u>
Property Address	47 Valentine Cir. Wilsonville, AL 35186	Date of Sale	November 05, 2021
		Total Purchase Price	\$70,000.00
		or	
		Actual Value	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 November 02, 2021

Print William E. Baer Trust

Unattested

Sig: Brenda J. Baer Trustee  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/05/2021 11:16:10 AM**  
**\$96.00 BRITTANI**  
**20211105000536900**

Form RT-1

*Allen S. Bayl*