

This Instrument was Prepared by:

Send Tax Notice To: Blakely McBee
James Blackmon

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

File No.: S-21-27785

**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 **Sixty Thousand Dollars and No Cents (\$60,000.00)**, 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, **Betty Ann Collins Headrick, a Single woman** (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:

SEE EXHIBIT "A" ATTACHED HERETO

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.

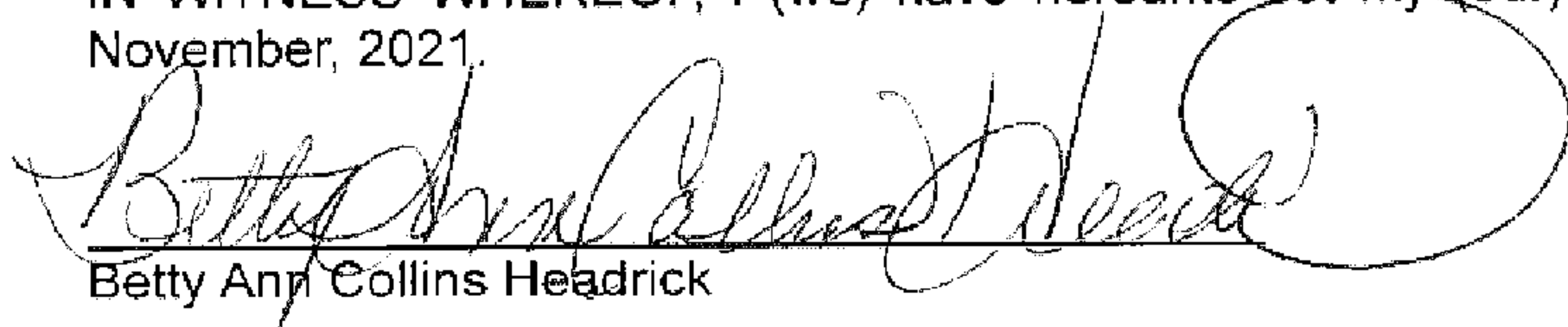
Property constitutes no part of the homestead of the grantor herein or her spouse if any.

\$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 16th day of November, 2021.

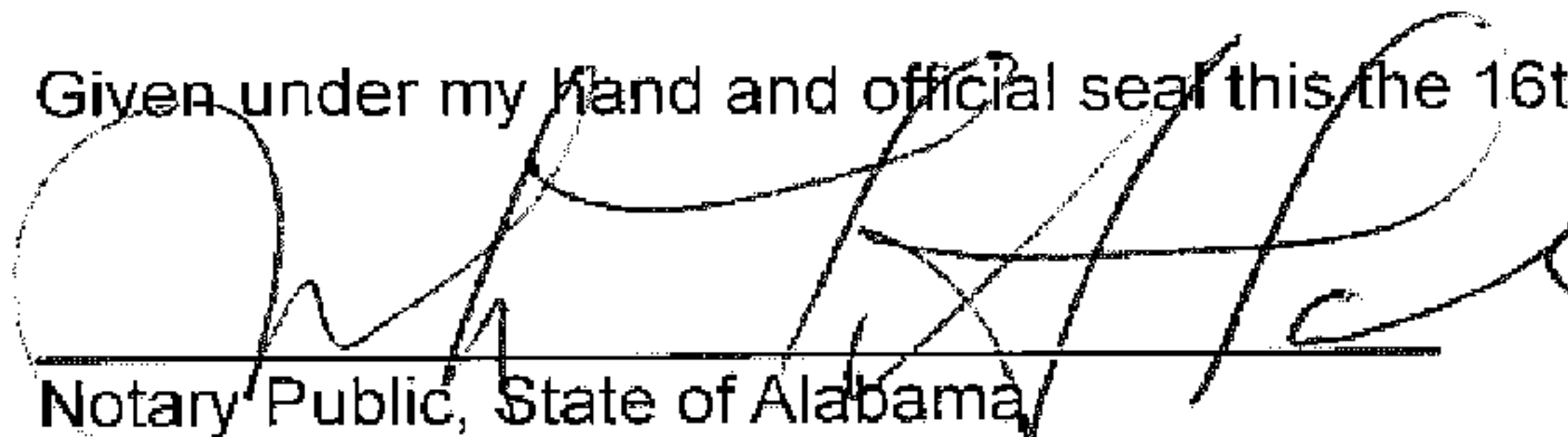

Betty Ann Collins Headrick

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Betty Ann Collins Headrick, 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 16th day of November, 2021.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

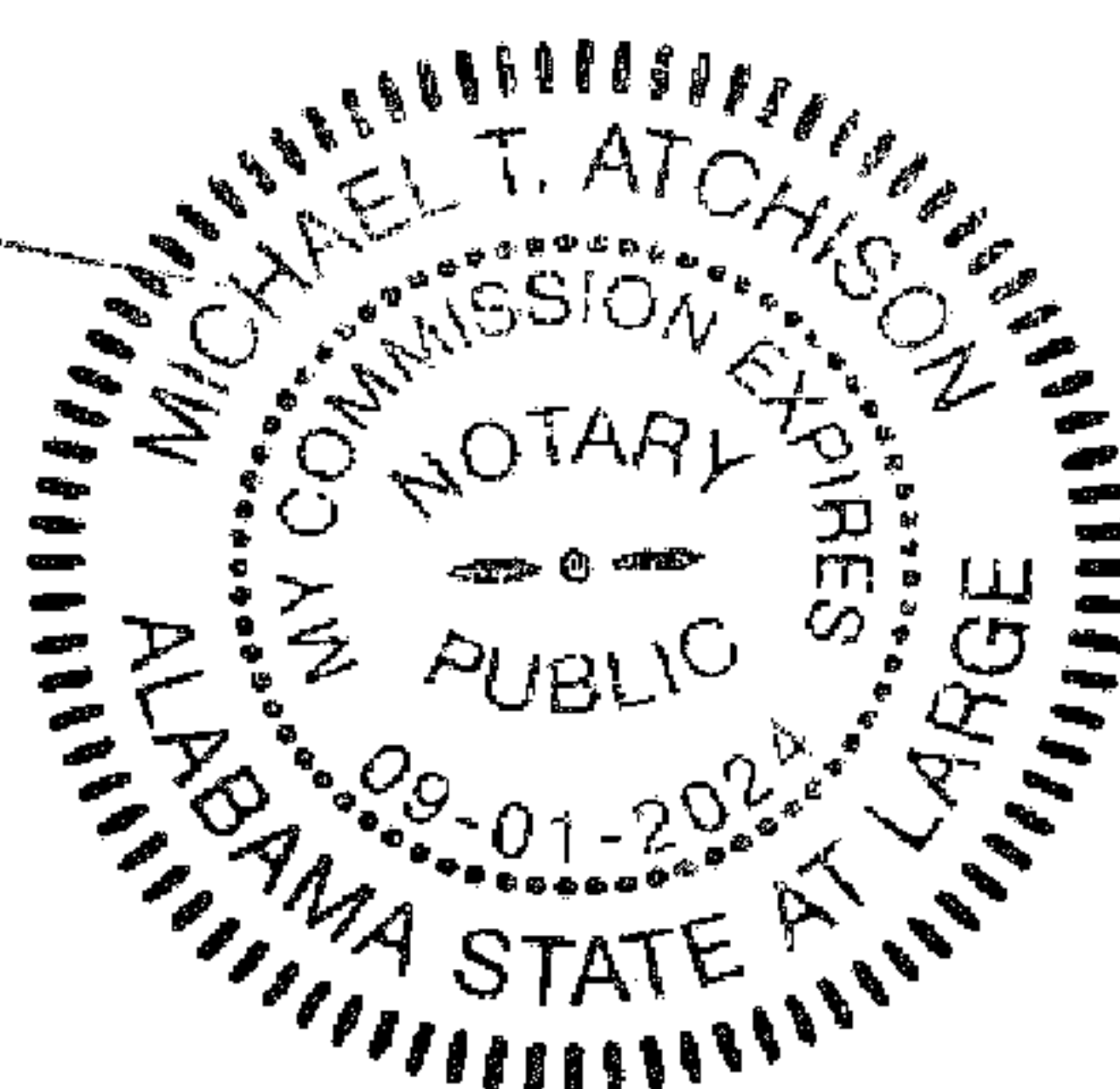


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NW 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 2 East, being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of said Section 7, Township 21 South, Range 2 East; thence run West 47.46 feet; thence 79 degrees 30 minutes 04 seconds right for 372.49 feet; thence 88 degrees 56 minutes 21 seconds left for 234.79 feet to the point of beginning; thence 26 degrees 41 minutes 17 seconds right for 144.94 feet; thence 1 degree 49 minutes 55 seconds left for 127.90 feet; thence 20 degrees 02 minutes 54 seconds right for 58.57 feet; thence 17 degrees 13 minutes 55 seconds right for 209.65 feet; thence 111 degrees 14 minutes 56 seconds right for 77.50 feet; thence 43 degrees 56 minutes 21 seconds left for 56.28 feet; thence 51 degrees 29 minutes 11 seconds right for 263.30 feet; thence 87 degrees 45 minutes 26 seconds right for 393.75 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Betty Ann Collins Headrick <u>1608 Howard Woods Dr. #2601</u>	Grantee's Name	Blakely McBee <u>James Blackmon</u>
Mailing Address	<u>Brandon, FL 33511</u>	Mailing Address	<u>777 Highway 441</u> <u>Wilsonville AL 35186</u>
Property Address	<u>20 Valentine Cir.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>November 16, 2021</u>
		Total Purchase Price	<u>\$60,000.00</u>
		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 12, 2021

Print Betty Ann Collins Headrick

Unattested _____
(verified by)

Sign Betty Ann Collins Headrick
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2021 10:04:30 AM
\$88.00 JOANN
20211117000552960

Allie S. Boyd

