

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20220301000087420 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
03/01/2022 03:13:45 PM FILED/CERT

Send Tax Notice to:
Eloise Blankenship

50 McClinton Drive
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETY-NINE THOUSAND FIVE HUNDRED FORTY DOLLARS AND NO CENTS (\$99,540.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Eloise Blankenship, a single woman* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *Eloise Blankenship and Francille Cash* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

Eloise Blankenship is the surviving grantee in Deed Book 330, Page 852, Probate Office, Shelby County, Alabama. The other grantee, Jack Blankenship, is deceased, having died on January 11, 2022.

TO HAVE AND TO HOLD Unto the said GRANTEES 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

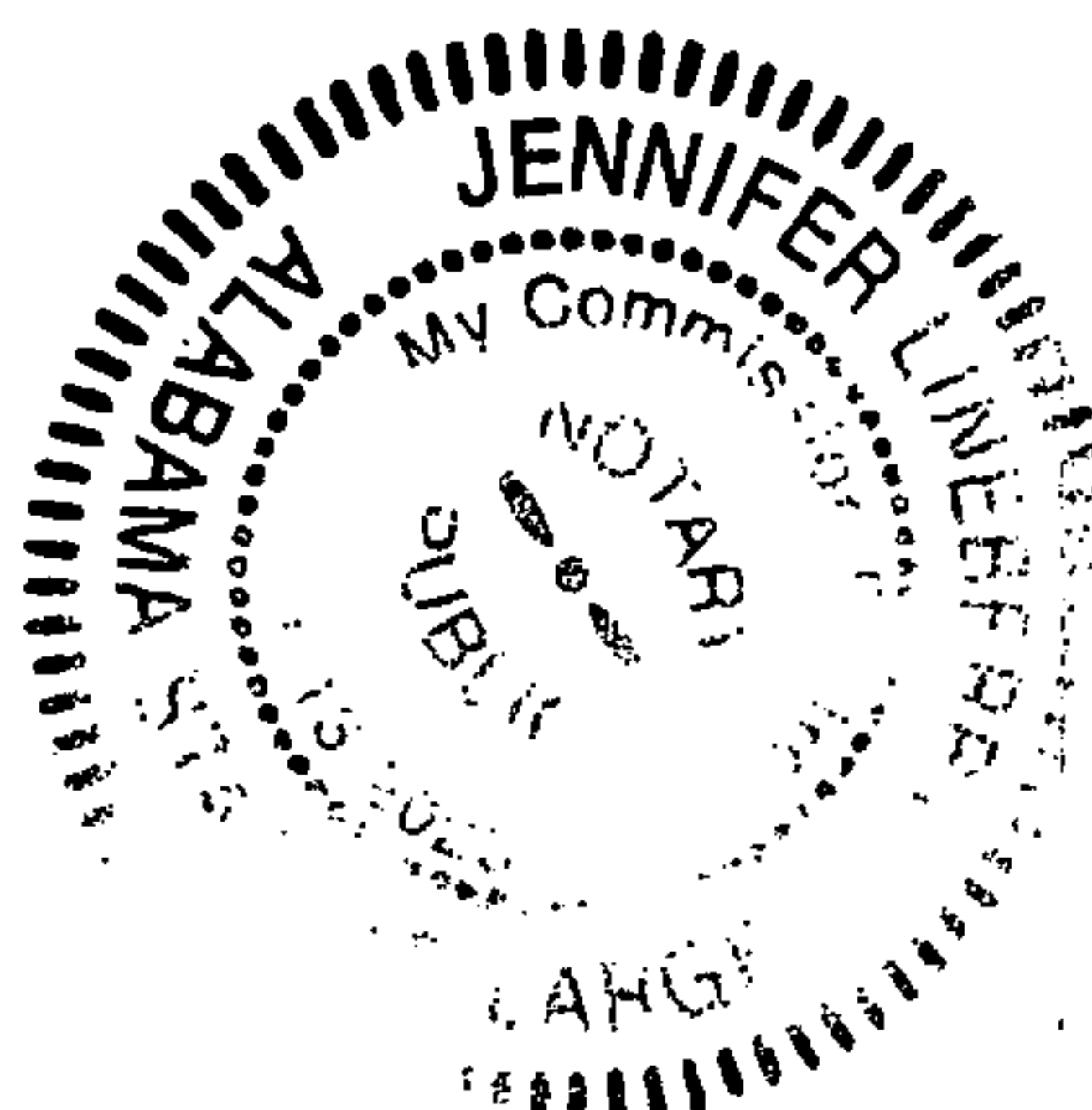
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of February, 2022.

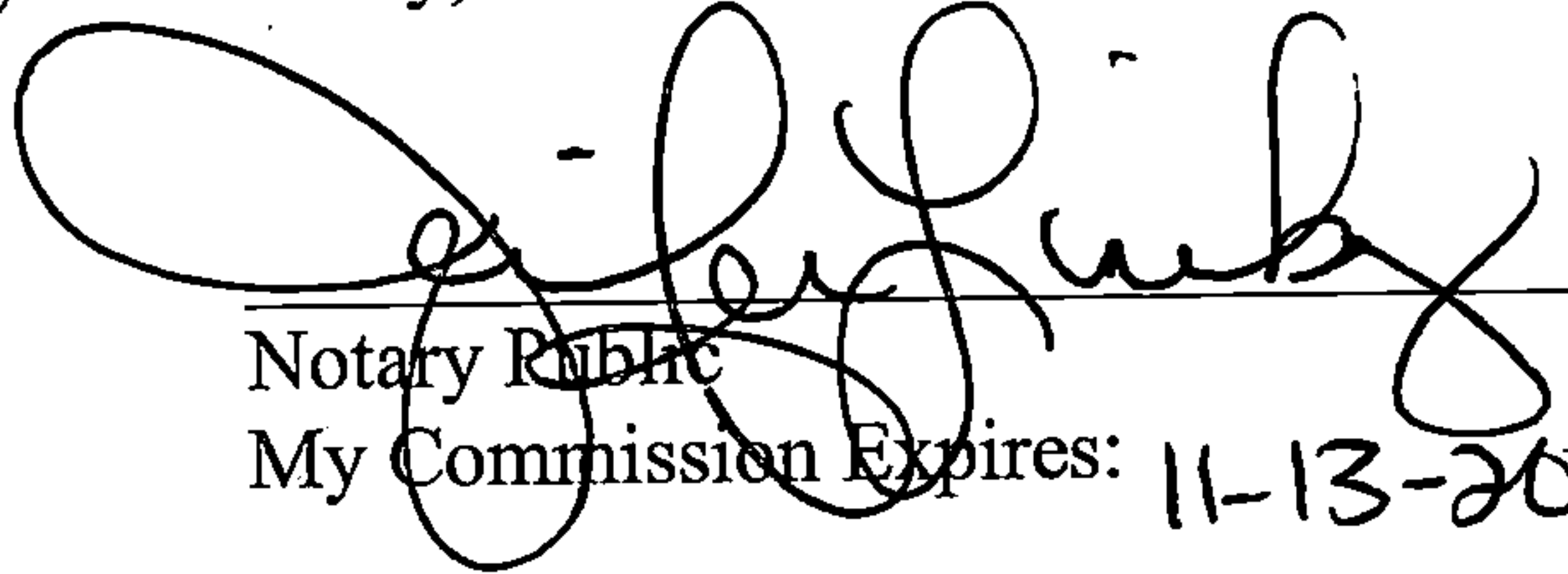

Eloise Blankenship

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Eloise 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 4th day of February, 2022.




Notary Public
My Commission Expires: 11-13-2023

Shelby County, AL 03/01/2022
State of Alabama
Deed Tax: \$50.00



20220301000087420 2/3 \$78.00
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EXHIBIT A – LEGAL DESCRIPTION

Commence at the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 17, Township 19 South, Range 2 East thence run South 86 degrees, 30 minutes 58 seconds East for 699.84 feet to the Point of Beginning; thence continue along last said course for 693.69 feet to a line that was established by the courts of Shelby County, Alabama; thence run North 04 degrees 00 minutes 07 seconds along said established line for 1320.33 feet; thence run North 86 degrees 30 minutes 19 seconds West for 705.99 feet; thence run South 03 degrees 28 minutes 06 seconds West for 1320.41 feet to the Point of Beginning.



20220301000087420 3/3 \$78.00
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Real Estate Sales Validation Form

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

Grantor's Name Eloise Blankenship
Mailing Address 50 McClinton Dr
Vincent, AL 35178

Grantee's Name Eloise Blankenship
Mailing Address 50 McClinton Drive
Vincent, AL 35178

Property Address VACANT land
Vincent, AL 35178

Date of Sale February 4, 2022
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 99,540

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax value

1/2 Value = \$49,770.00

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 _____

Print Eloise Blankenship

Sign Eloise Blankenship

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one