

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


20220301000087430 1/3 \$136.50
Shelby Cnty Judge of Probate, AL
03/01/2022 03:13:46 PM FILED/CERT

Send Tax Notice to:
Eloise Blankenship
50 McClinton Dr
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 TWO HUNDRED SIXTEEN THOUSAND THREE HUNDRED EIGHTY DOLLARS AND NO CENTS (\$216,380.00), 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:

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

Eloise Blankenship is the surviving grantee in Deed Book 037, Page 947, 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.

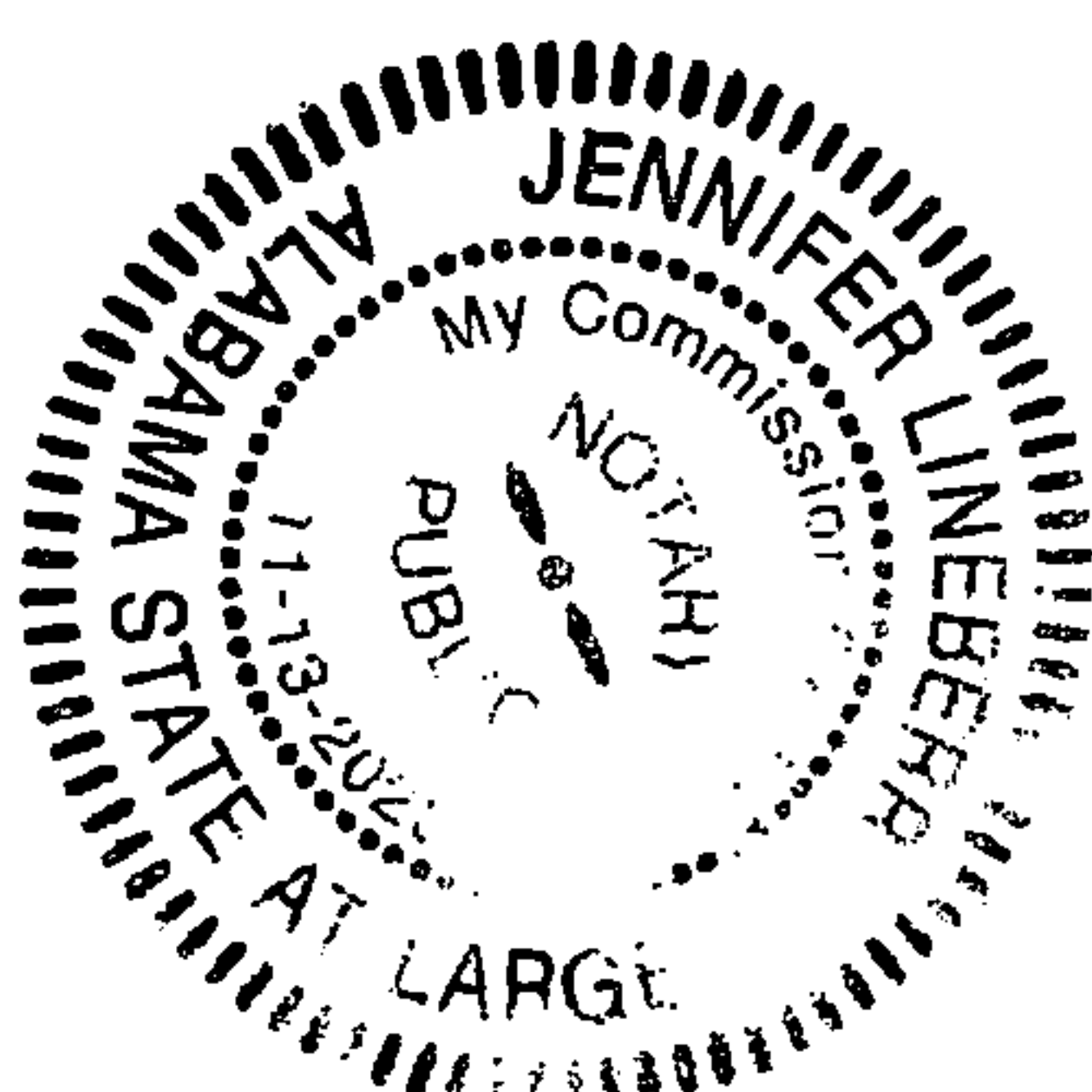
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of February, 2022.

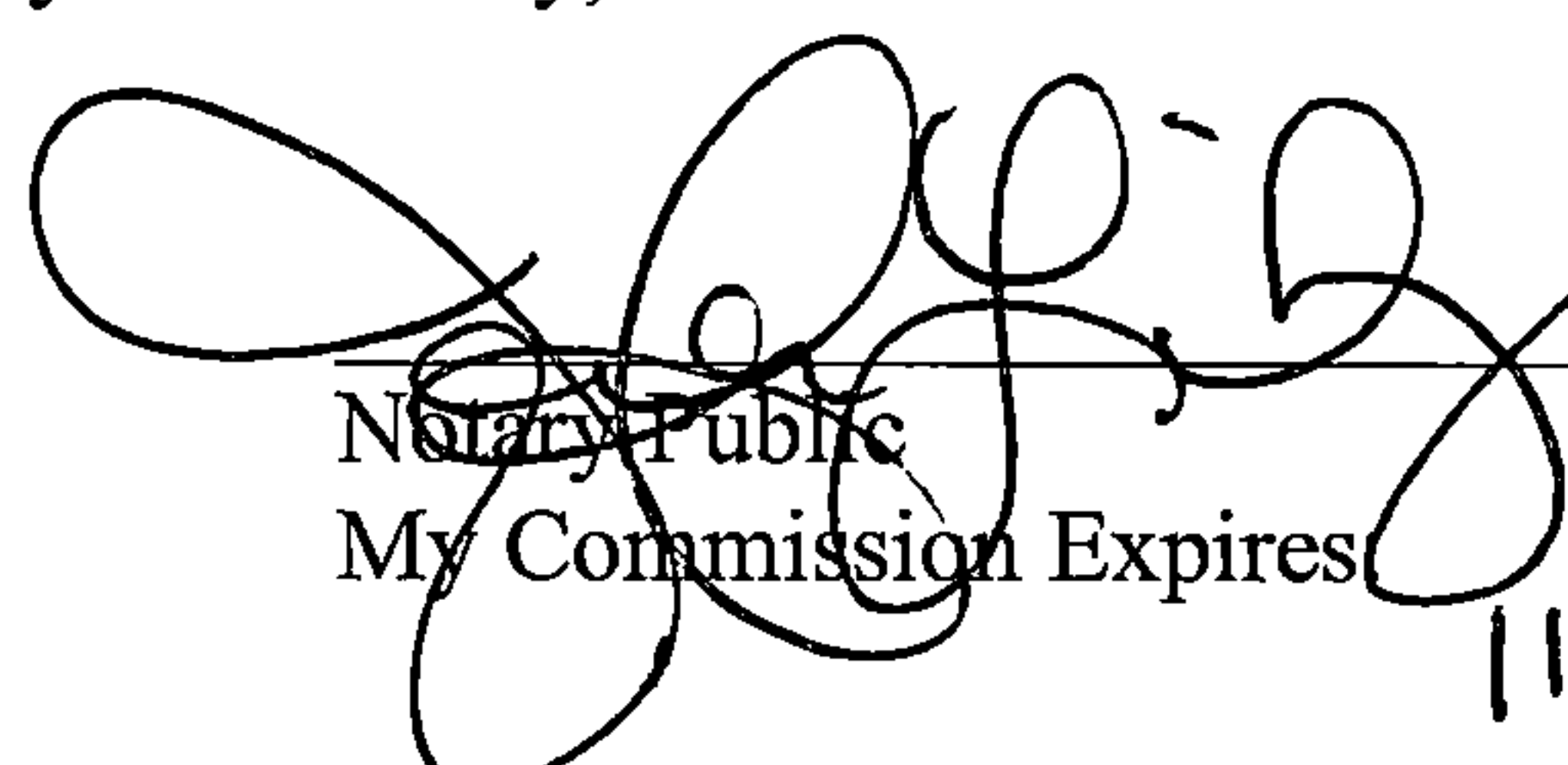

Eloise Blankenship

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: \$108.50



20220301000087430 2/3 \$136.50
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EXHIBIT A - LEGAL DESCRIPTION

West 1/2 of NE 1/4 of NW 1/4 Section 17 Township 19 South Range 2 East and that part of the SE 1/4 of NW 1/4 of said section 17 Township 19 South Range 2 East being described as follows; Begin at NW corner of SE 1/4 of NW 1/4 Section 17 Township 19 South Range 2 East, thence east along the north line of said 1/4 1/4 section as described of 1322.70 feet to NE corner of said 1/4 1/4 section thence turn deflection angle of 89 deg. 50 min. 24 sec. to right and run south along east line of said 1/4 1/4 section a distance of 308.98 feet to NW margin of the existing gravel road; thence turn a deflection angle of 48 deg. 09. min. 12 sec. to right and run along said road a distance of 69.36 feet thence turn a deflection angle of 29 deg. 56 min. 43 sec. to the left and run along said road a distance of 105.0 feet thence a deflection angle of 72 deg. 00 min. 00 sec. to right and run a distance of 1238.00 feet to west line of said 1/4 1/4 section thence turn a deflection angle of 89 deg. 45 min. 52 sec. to right and run north along the west line of said 1/4 1/4 section a distance of 454.20 feet to point of beginning all being situated in section 17 Township 19 South range 2 East Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129 page 169 in Probate Office of Shelby County, Alabama.

Easement to South Central Bell as shown by instrument recorded in Deed Book 342 Page 590 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Lease Book 326 Page 786 in Probate Office of Shelby County, Alabama.

Less and except any part of subject property that lies with a road right-of-way.



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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 Ebise Blankenship
Mailing Address 50 McClinton Dr
Vincent, AL 35178

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

Property Address 50 McClinton Dr.
Vincent, AL 35178

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

or
Actual Value \$

or
Assessor's Market Value \$ 216,380.00

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 = \$108,190.00

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

☐ Unattested

(verified by)

Sign Eloise Blankenship
(Grantor/Grantee/Owner/Agent) circle one