

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Phillip M. Edwards  
Tammy A. Edwards  
175 Pineview Rd.  
Montevallo, AL 35115

## 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 Twenty Five Thousand Dollars and No Cents (\$225,000.00)** 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

**Cheryl Davis, an unmarried woman, Alan Blackmon, a married man, Glenn Blackmon, a married man, and Edna Earl Sims Blackmon, an unmarried woman, whose mailing address is:**

**175 Pineview Rd., Montevallo, AL 35115**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Phillip M. Edwards and Tammy A. Edwards, whose mailing address is:**

**521 Industrial Park Rd Montevallo AL 35115**

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 175 Pineview Rd., Montevallo, AL 35115 to-wit:

Lot 4, Block 1, according to Arden Subdivision to the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama. Situated in the Town of Montevallo, Shelby County, Alabama. As per the Deed recorded in Book 337, Page 252, dated January 7, 1982 in the Probate Office of Shelby County, Alabama.

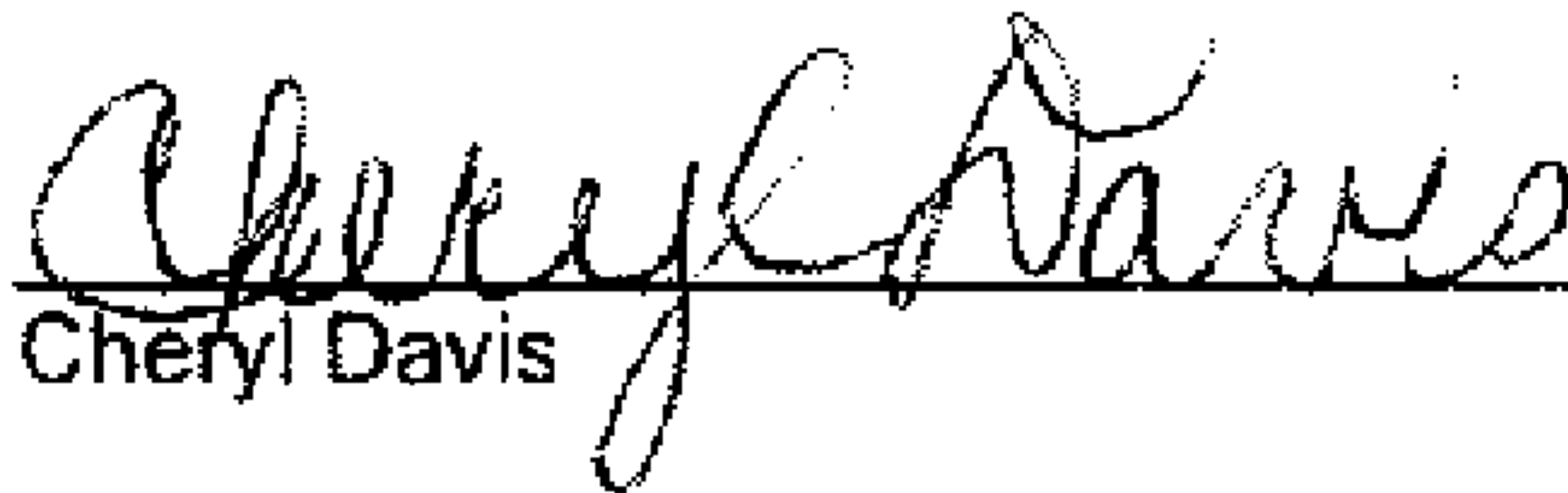
Subject to: All easements, restrictions and rights of way of record.

**The property herein conveyed does not constitute the homestead of Alan Blackmon or Glenn Blackmon, nor their respective spouses, neither is it contiguous hereto.**


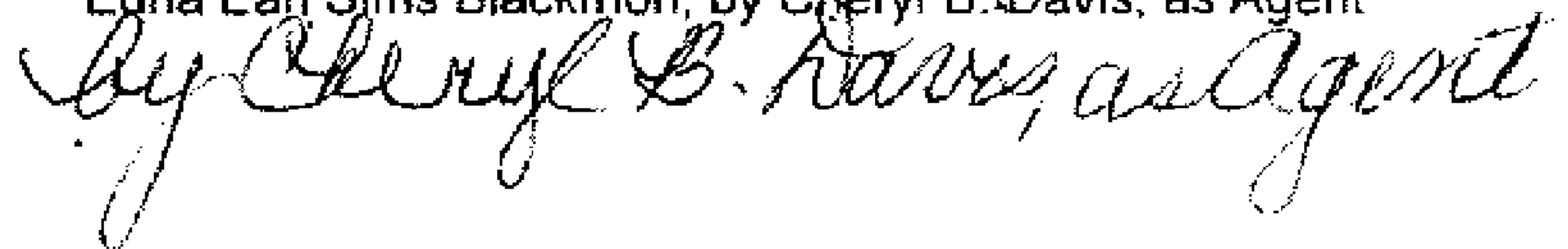
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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, 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 27th day of April, 2022.

  
Cheryl Davis

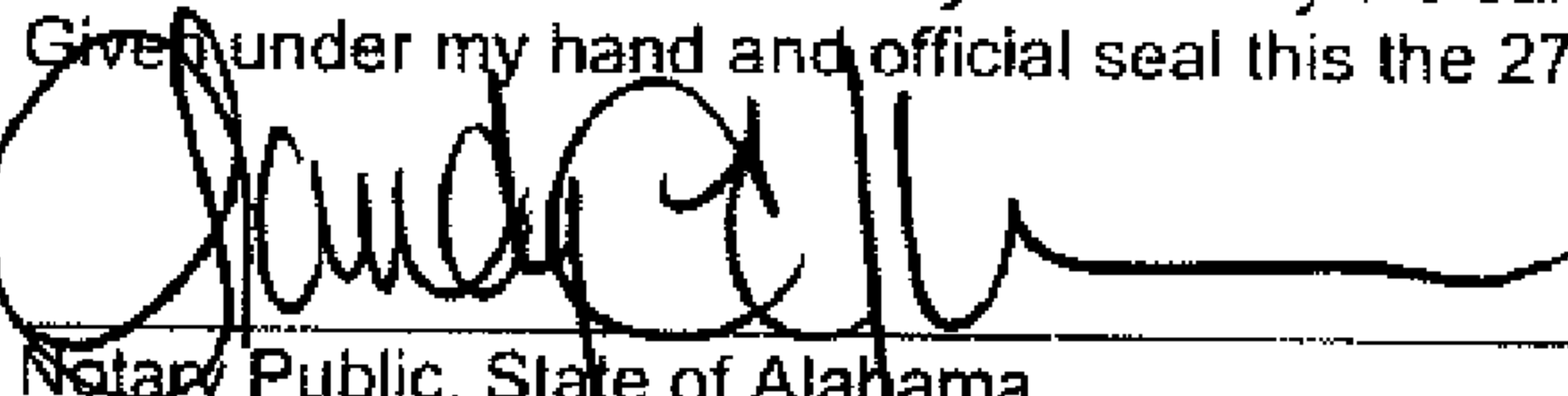
  
Alan Blackmon

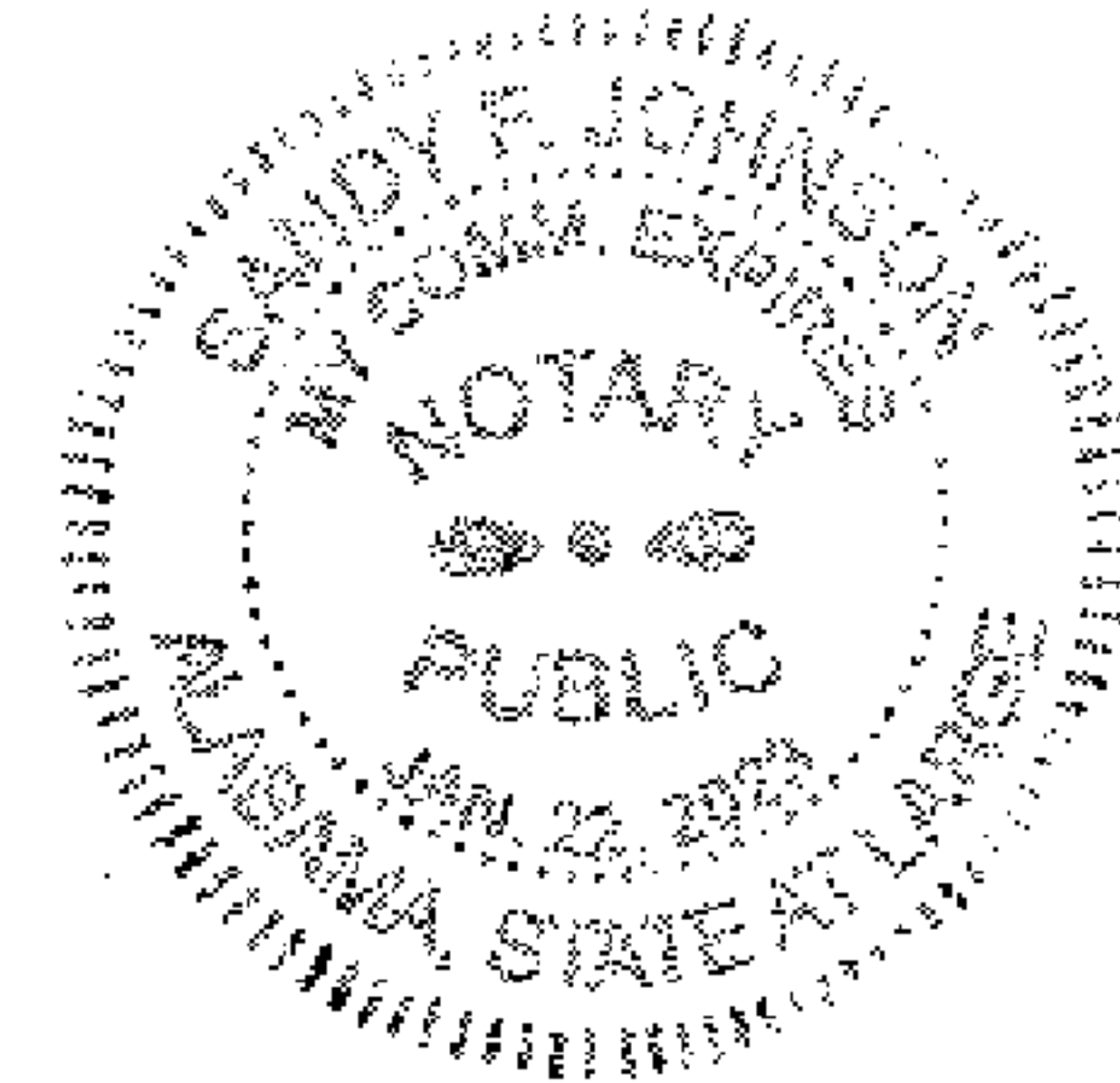
  
Edna Earl Sims Blackmon, by Cheryl B. Davis, as Agent  


State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cheryl Davis and Alan Blackmon, 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 the 27th day of April, 2022.

  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: January 22, 2023

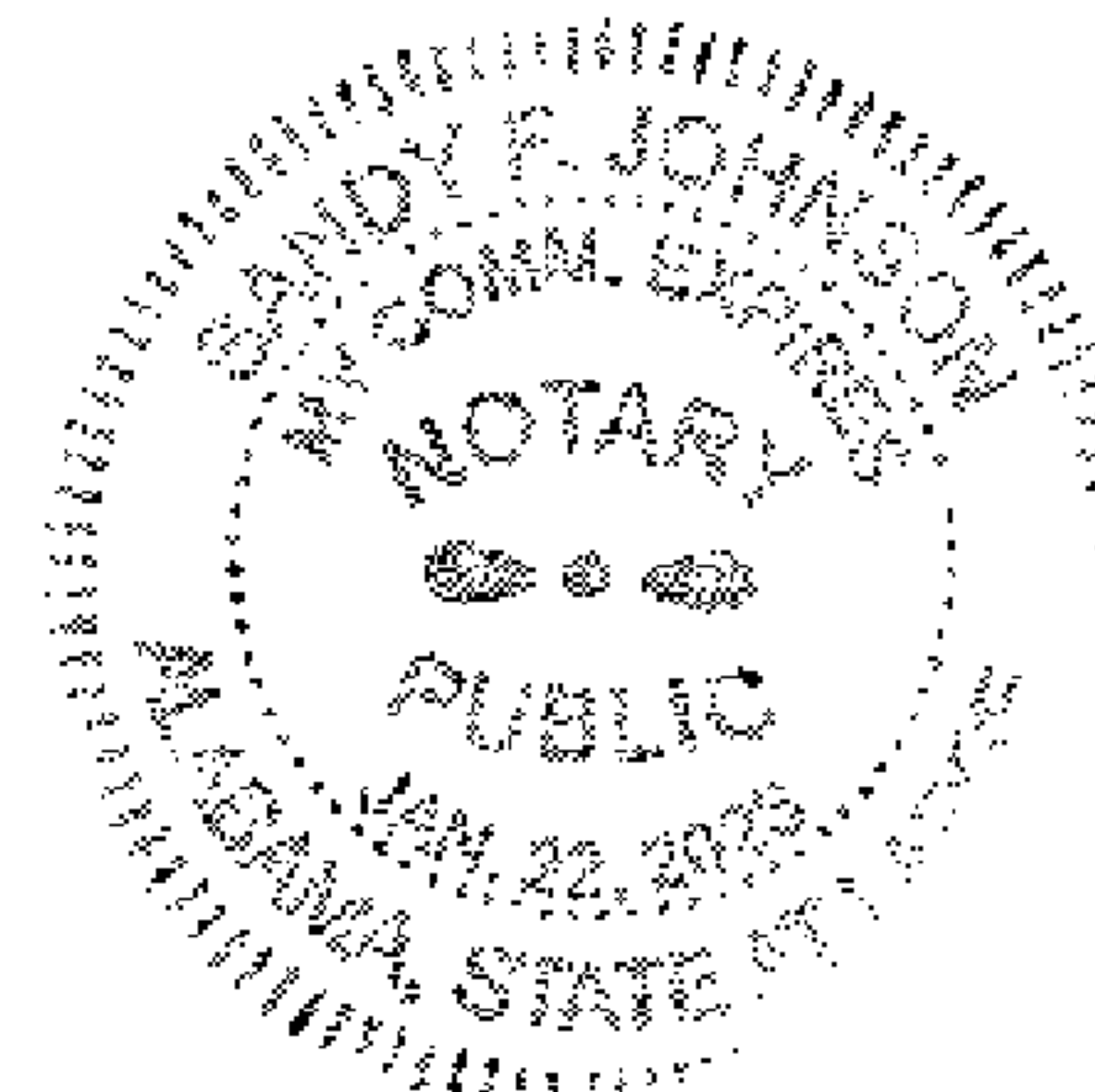


STATE OF ALABAMA           )  
SHELBY COUNTY            )

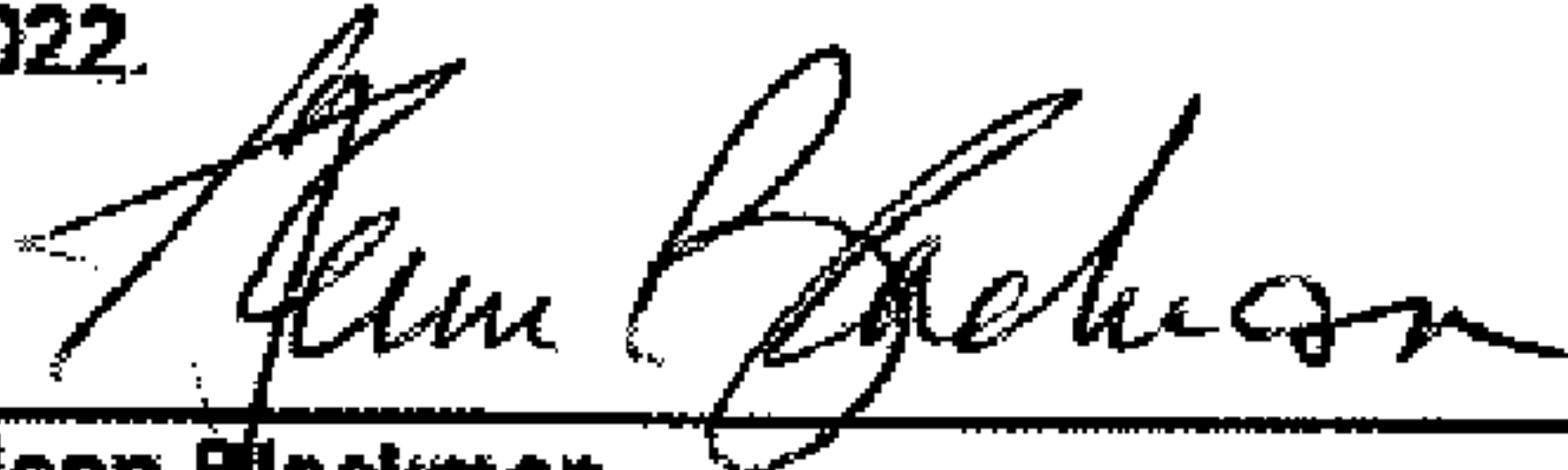
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cheryl B. Davis, as Agent for Edna Earl Sims Blackmon, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Agent and with full authority, executed the same voluntarily and as the act of said Edna Earl Sims Blackmon.

Given under my hand and official seal on the 27th day of April, 2022.

  
Notary Public  
Commission Expires: January 22, 2023




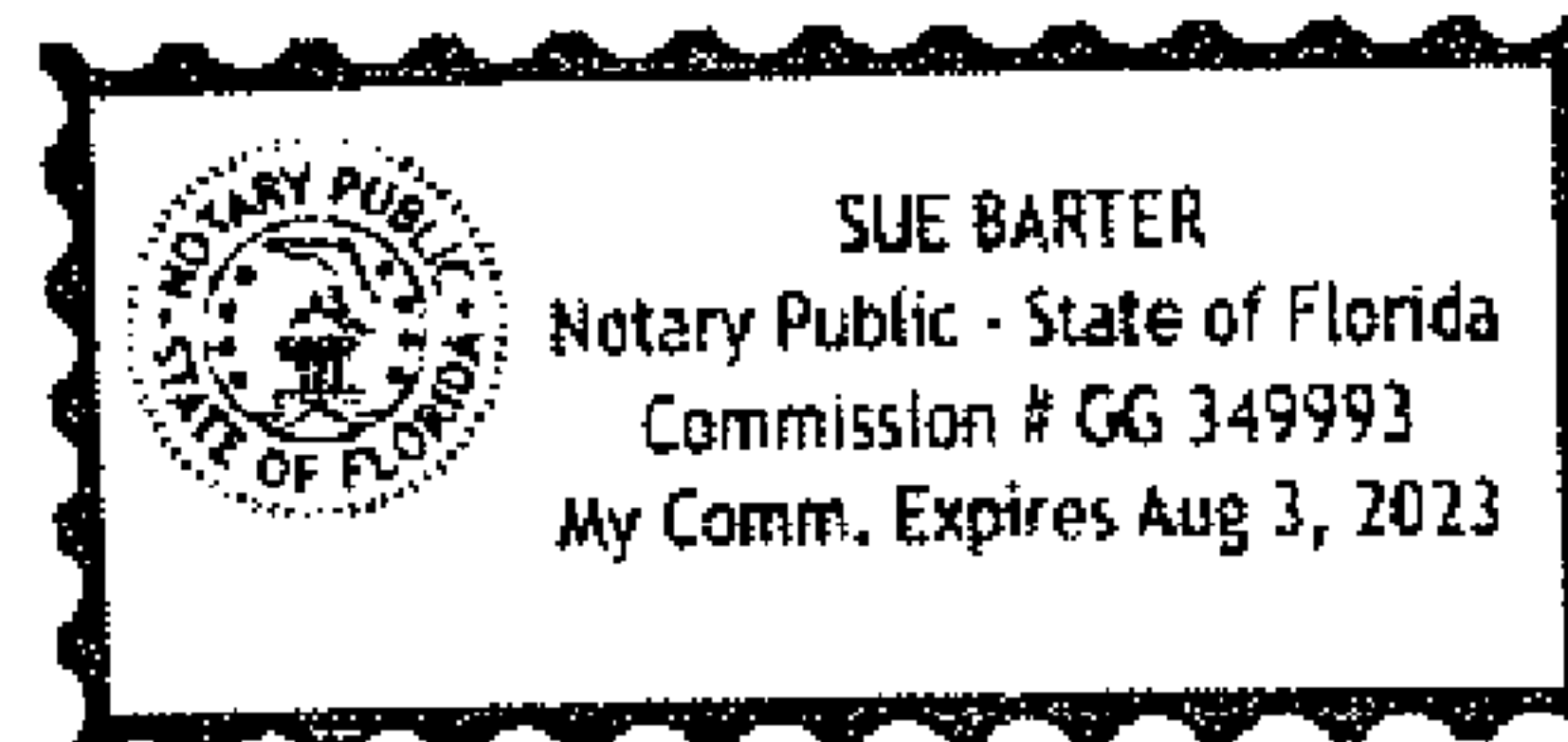
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 25 day of April, 2022.

  
\_\_\_\_\_  
Glenn Blackmon

State of FL  
County of Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenn Blackmon, 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 25<sup>th</sup> day of April, 2022.

  
\_\_\_\_\_  
Notary Public, State of FL  
Sue Barter  
\_\_\_\_\_  
Printed Name of Notary  
My Commission Expires: Aug. 3, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/27/2022 04:13:55 PM  
\$255.00 CHARITY  
20220427000173570

