

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Ashley L. Sanchez  
1409 Old Boston Rd.  
Alabaster, AL 35007

**GENERAL WARRANTY DEED**

20220504000181950  
05/04/2022 08:45:45 AM  
DEEDS 1/1

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ninety Five Thousand Dollars and No Cents (\$295,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Jakob N. Blankenship and Hayden Acker Blankenship, a married couple, whose mailing address is:**

1409 Old Boston Rd., Alabaster, AL 35007

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

**Ashley L. Sanchez, whose mailing address is: 1160 Main St., Jemison, AL 35085**

(herein referred to as grantee, whether one or more), the following described real estate. situated in Shelby County, Alabama, **the address of which is: 1409 Old Boston Rd., Alabaster, AL 35007** to-wit:

Lot 43, according to the Survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama.

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

\$286,150.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

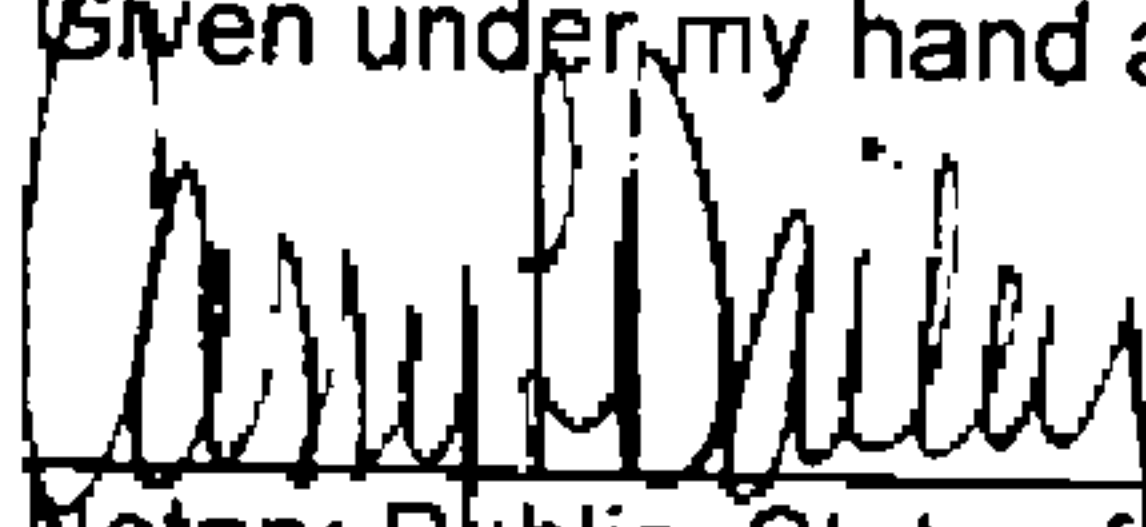
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 15th day of April, 2022.

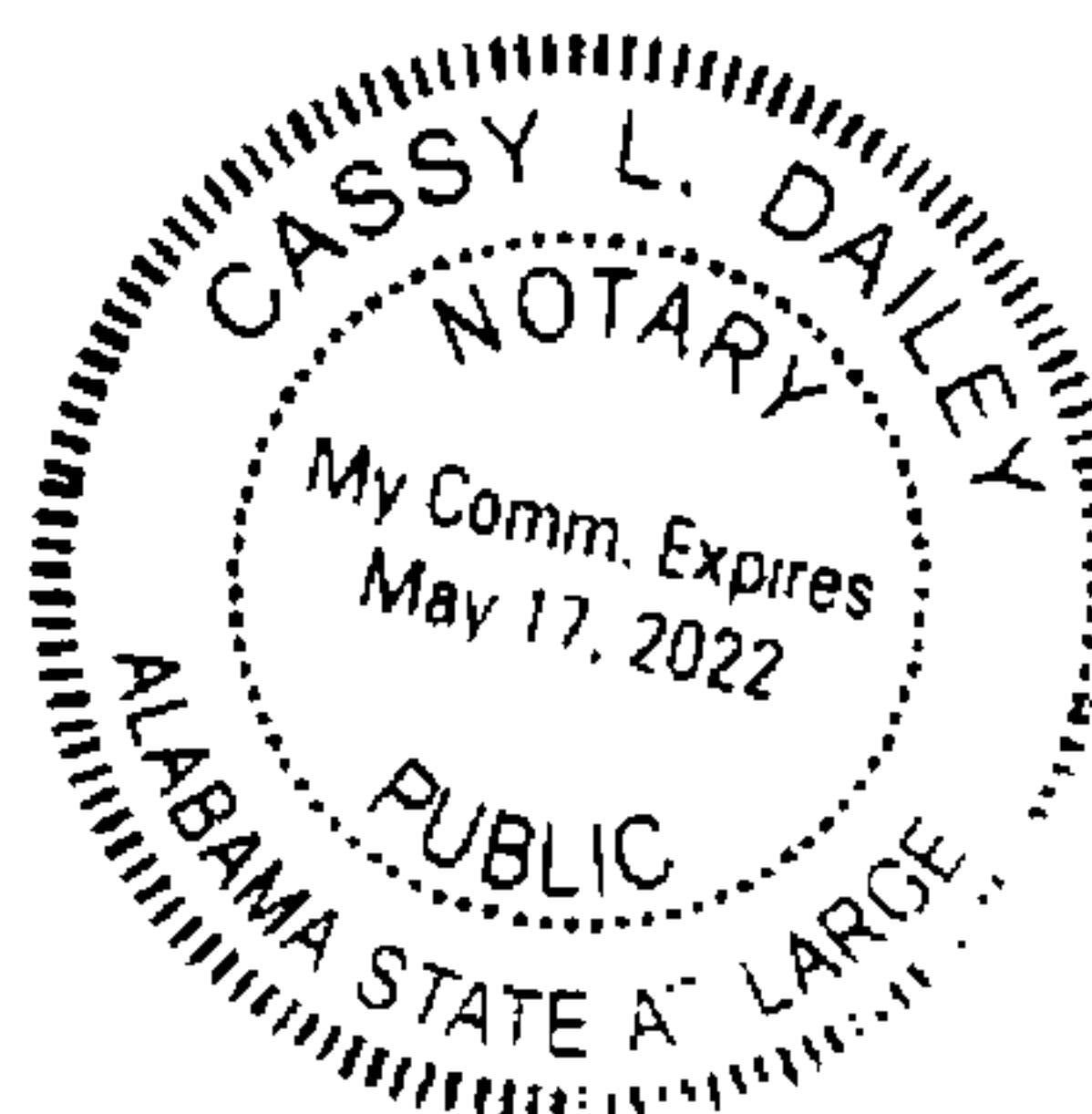
  
\_\_\_\_\_  
Jakob N. Blankenship

  
\_\_\_\_\_  
Hayden Acker Blankenship

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jakob N. Blankenship and Hayden Acker Blankenship, whose name 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 has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 15th day of April, 2022.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: May 17, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/04/2022 08:45:45 AM  
\$31.00 JOANN  
20220504000181950

*Alvin S. Boyd*