

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


20220613000235600 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
06/13/2022 04:02:08 PM FILED/CERT

Send Tax Notice to:
Eloise Blankenship

50 Mc Clinton Dr
Vincent, AL
35178

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY NINE THOUSAND DOLLARS AND NO CENTS (\$49,000.00)**, 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, **Francille Cash, a married woman** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Eloise Blankenship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

As to ½ Interest in and to the following described property:
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.

No part of the homestead of the Grantor herein or her spouse.

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, 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 13th day of June, 2022.

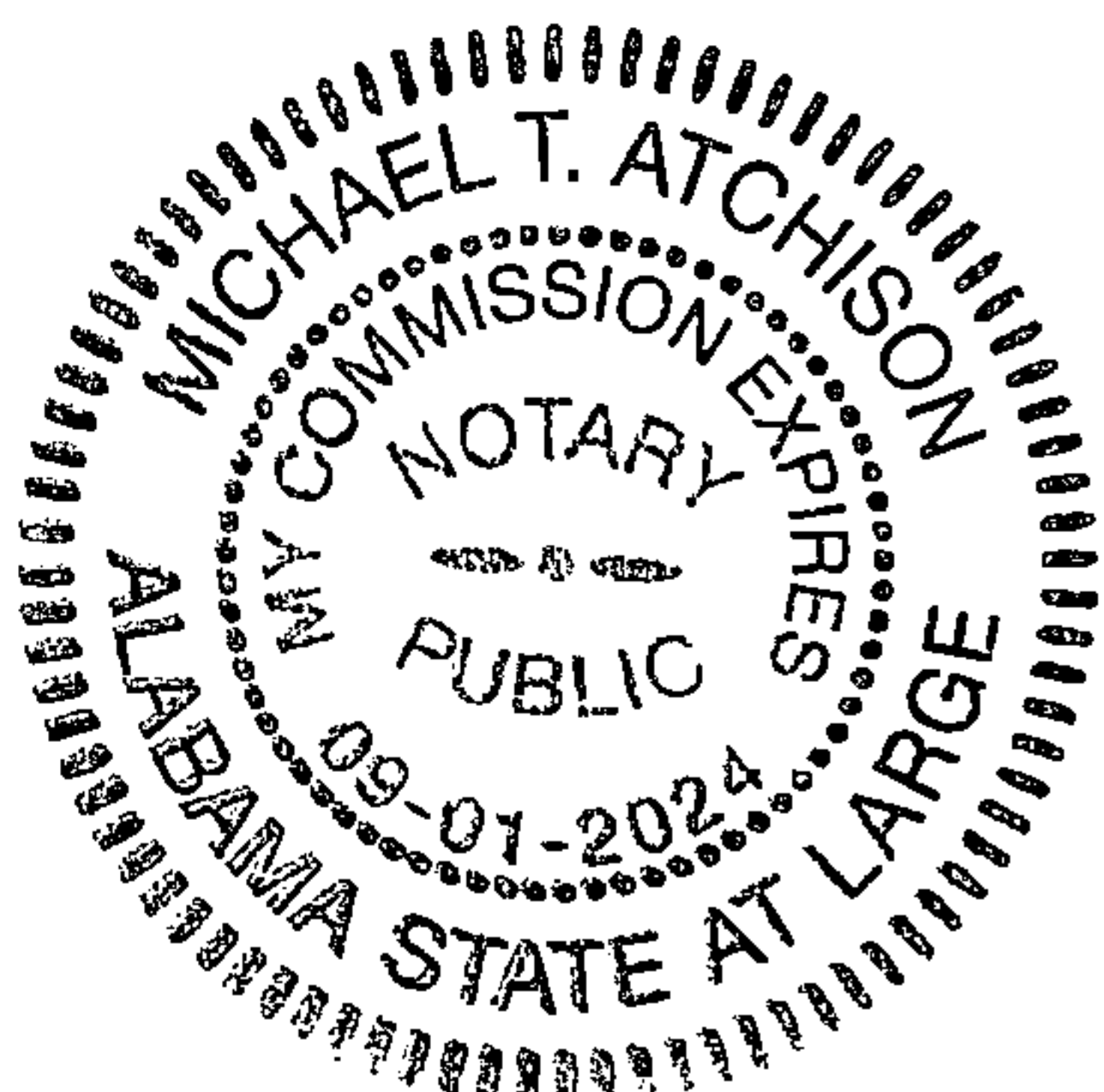


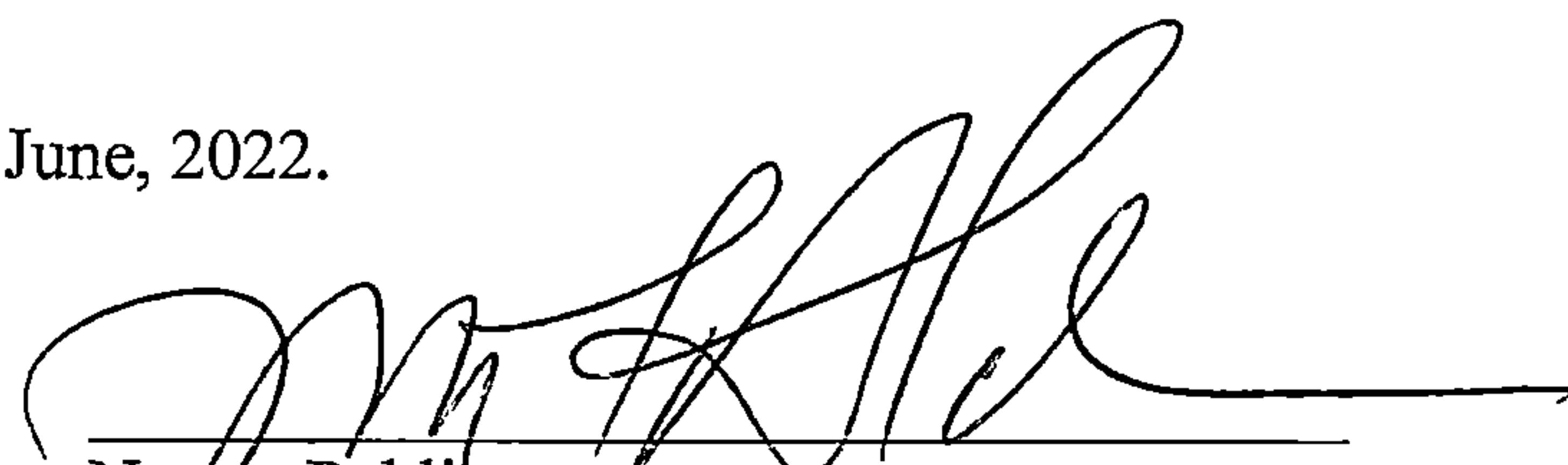
Francille Cash

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Francille Cash**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, 2022.




Notary Public
My Commission Expires: 9-1-24

Shelby County, AL 06/13/2022
State of Alabama
Deed Tax: \$50.00

EXHIBIT A - LEGAL DESCRIPTION



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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.

Real Estate Sales Validation Form

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

Grantor's Name Francilla Cash
Mailing Address 1250 Fanning St
Se Lake TX 76092

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

Property Address Vacant Land
Vincent, AL 35178

Date of Sale 6-17-22

Total Purchase Price \$

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)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other 1/2 Tax Value 49770⁰⁰

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 6-13-22

Print Eloise Blankenship

Unattested

Sign Eloise Blankenship

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1