

20220701000263400
07/01/2022 01:18:58 PM
DEEDS 1/3

This instrument was prepared by:

Thomas Matthew Jones
JONES LAW & ASSOCIATES, P.C.
31 McFarland Blvd. Suite 200
Northport, AL 35476
Tel: (205) 759-5771

Source of Title: Instrument 20040107000011870

STATE OF ALABAMA)

WARRANTY DEED

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in exchange for valuable consideration to the undersigned Grantors in hand paid by the Grantee named herein, the receipt whereof is acknowledged, **JEFFREY A. MARSHALL** and **KAREN L. MARSHALL**, a married couple (herein referred to as "Grantors") hereby grant, bargain, sell and convey unto **MARK ANDREW BLAISING** (herein referred to as "Grantee") the following described real property situated in Jefferson County, Alabama, to-wit:

Lot 67, according to the survey of Phase III Wynlakes Subdivision, as recorded in Map Book 21, Page 84, in the Probate Office of Shelby County, Alabama.

SUBJECT TO all conditions, easements, restrictions, and other matters of record pertaining to the above-described land or affecting title, rights, or use thereto appearing in the public records whether expressed herein.

AND GRANTORS, for themselves and for their heirs, executors, and administrators covenant with Grantee, his heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and their heirs, executors and administrators shall warrant and defend the same to Grantee, his heirs and assigns forever, against all lawful claims.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, this 30th day of June, 2022.


JEFFREY A. MARSHALL


KAREN L. MARSHALL

STATE OF ALABAMA

Pickens COUNTY

I, the undersigned Notary Public in and for the State of Alabama at large, hereby certify that JEFFREY A. MARSHALL, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of June, 2022.

Risa A. Hudson

Notary Public

My commission expires: _____

STATE OF ALABAMA

Pickens COUNTY

I, the undersigned Notary Public in and for the State of Alabama at large, hereby certify that KAREN L. MARSHALL, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of June, 2022.

Risa A. Hudson

Notary Public

My commission expires: _____

Please send Tax Notices to:

Mark Blasung
140 Shiraz St
Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name Jeffrey + Karen Marshall
 Mailing Address 141 Shiraz St
Alabaster, AL 35007

Grantee's Name Mark Andrew Blasing
 Mailing Address 140 Shiraz St
Alabaster, AL 35007

Property Address 141 Shiraz St
Alabaster, AL 35007

Date of Sale 6-30-22

Total Purchase Price \$ 238,000

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2022 01:18:58 PM
 \$266.00 JOANN
 20220701000263400

or
 Actual Value \$

or
 Assessor's Market Value \$



Allen S. Byrd

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 _____

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 6-30-22

Print Mark Andrew Blasing

Unattested _____
 (verified by)

Sign Mark Andrew Blasing
 (Grantor/Grantee/Owner/Agent) circle one