

QUIT CLAIM DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Blaising Real Estate, LLC
3442 Indian Lake Dr
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and 00/100 Dollars (\$10.00), and the purpose of clearing title, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

William R. Blaising and spouse, Julie Blaising

(herein referred to as “Grantor”) does grant, bargain, sell and convey unto

Blaising Real Estate, LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Parcel 1 - 1645 Ashville Road, Montevallo, AL 35115:

Lot in the NE 1/4 of NW 1/4 of Section 21, Township 22 South, Range 3 West, described as follows: Beginning at a point where the West right of way line of the Montevallo - Siluria public road crosses the South line of NE 1/4 of NW ¼ of said Section 21, and run along said right of way North 3 deg. 10 min. West 400 feet to Point of Beginning of lot herein described; thence continue in same direction along said road right of way a distance of 100 feet; thence West and perpendicular to said road a distance of 150 feet; thence South and parallel with said road a distance of 100 feet; thence east and perpendicular to said road a distance of 150 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Parcel 2 - 1609 Deer Springs Road, Pelham, AL 35124:

Lot 5, according to the Survey of Deer Spring Estates, as recorded in Map Book 5, page 38, in the Probate Office of Shelby County, Alabama

Parcel 3 - 1209 Brantley Hill Rd, Pelham, AL 35124:

A parcel of land in the SE ¼ of the SE ¼ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southeast Corner of Lot 13, Block 4 of Brookfield, Second Sector as recorded in Map Book 6, Page 16 In the Office of The Judge of Probate of Shelby County, Alabama, Thence Run North 88 Deg. 10 Min. 51 Sec. East Along the South Line of Said Section 11 a distance of 174.00 Feet to The Point of Beginning:

Thence run north 01 deg. 22 min. 50 sec. West a distance of 36.74 feet, Thence run north 52 deg. 29 min. 32 sec. East a distance of 36.82 feet To a utility pole, thence run north 17 deg. 02 min. 48 sec. East a distance of 47.00 feet to a water meter, thence run north 06 deg. 53 min. 35 sec. East a distance of 57.60 feet, thence run north 68 deg. 35 min. 09 sec. East a distance of 30.00 feet to the corner of a chain link fence, thence run south 60 deg. 46 min. 42 sec. East a distance of 124.75 feet, thence run south 07 deg. 21 min. 03 sec. West a distance of 37.83 feet, thence run south 69 deg. 18 min. 51 sec. West a distance of 55.73 feet, thence run south 88 deg. 10 min. 51 sec. West a distance of 50.00 feet, thence run south 01 deg. 49 min. 09 sec. East a distance of 50.00 feet to a point on the south line of said section 11, thence run south 88 deg. 10 min, 51 sec. West a distance of 80.49 feet along said section line to the point of beginning.

Parcel 4 - 527 2nd St NE, Alabaster, AL 35007:

Begin at the Northeast quarter of Lot 41, Block 3. Nickerson & Scott's Survey as recorded in Map Book 3, Page 34 in the Probate Office of Shelby County, Alabama and a point on the westerly right of way line of Second Street; thence run westerly along the north line of said Lot 41 for a distance of 144.79 feet: thence turn an interior angle of 90 degrees, 20 minutes, 10 seconds right and run southerly for a distance of 74.47 feet; thence turn an interior angle of 89 degrees, 51 minutes, 50 seconds right and run easterly for a distance of 145.08 feet to a point on the westerly right of way line of Second Street; thence turn an interior angle of 89 degrees, 54 Minutes, 46 Seconds right and run northerly along said right of way line for a distance of 74.97 feet to the POINT OF BEGINNING

William R. Blaising is one and the same person as William Blaising, William Ross Blaising and Bill Blaising.

TITLE NOT EXAMINED BY PREPARER

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 20 day of July, 2022.


William R. Blaising


Julie Blaising

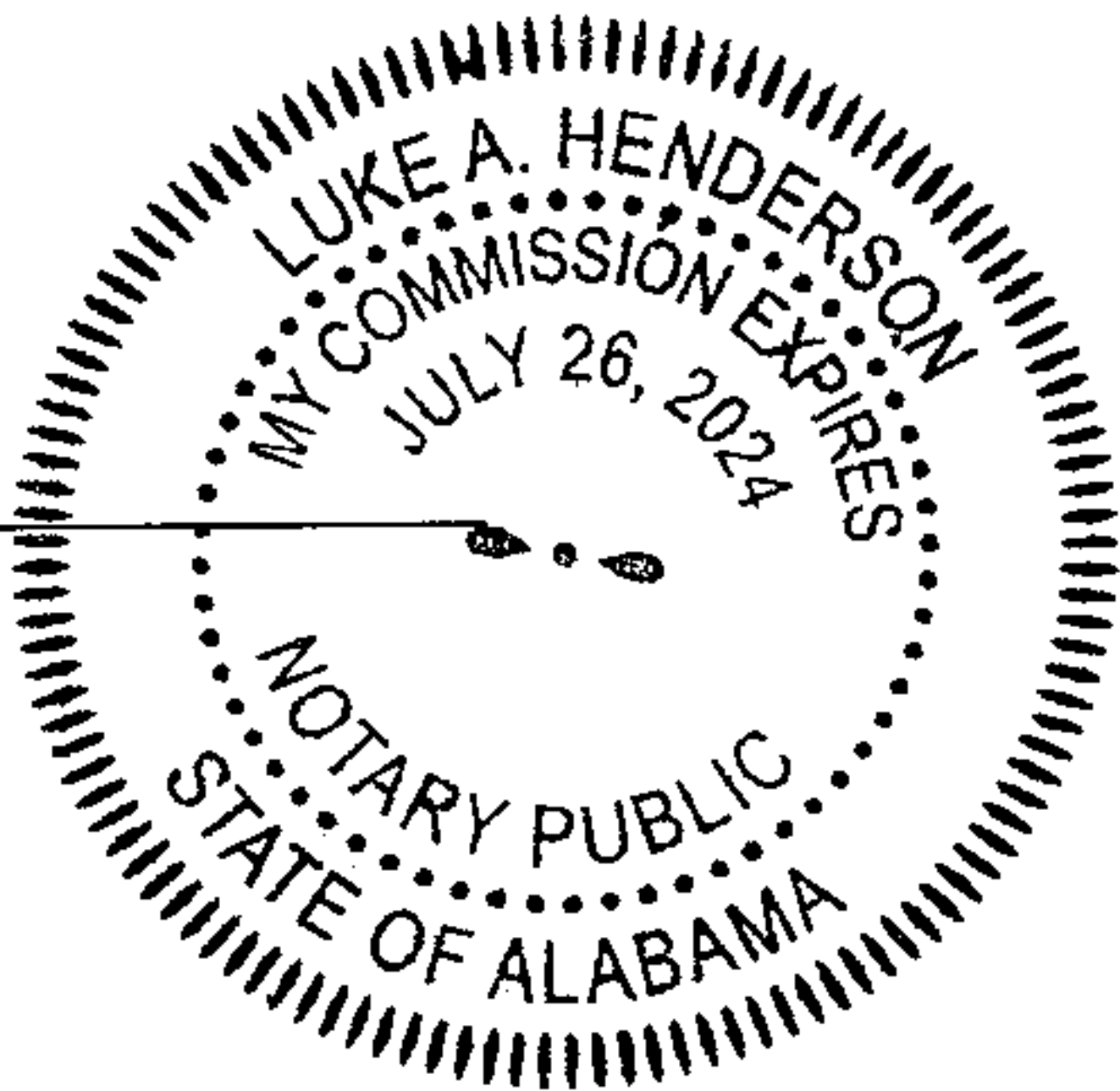
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **William R. Blaising and Julie Blaising** 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 seal this July 20, 2022.

My Commission Expires:


Notary Public



Grantor's Address: 3442 Indian Lake Dr, Pelham, AL 35124

Property Address: 1645 Ashville Road, Montevallo, AL 35115
 1609 Deer Springs Rd, Pelham, AL 35124
 1209 Brantley Hill Rd, Pelham, AL 35124
 527 2nd St NE, Alabaster, AL 35007

REAL ESTATE VALIDATION FORM

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

Grantor's Name: William Ross Blaising
Mailing Address: 3442 Indian Lake Dr
Pelham, AL 35124

Grantee's Name: Blaising Real Estate, LLC
Mailing Address: 3441 Indian Lake Dr
Pelham, AL 35124

Property Address: Multiple Properties
See Addendum

Date of Sale: 7/ /22
Total Purchase Price: \$
Or
Actual Value: \$
Or
Assessors Market Value: \$407,510

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: Assessor Value

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: **July 15, 2022**

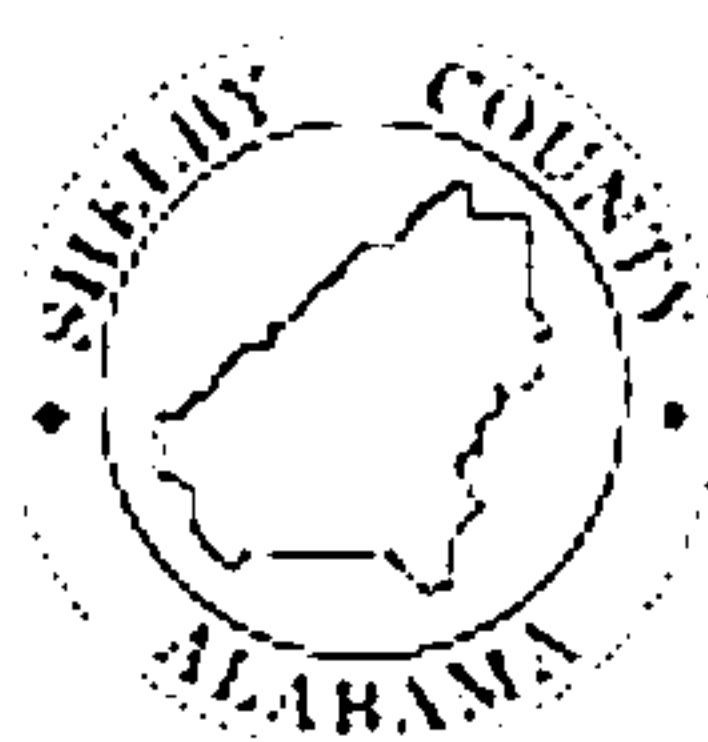
Print Name: **Blaising Real Estate, LLC**

☐ Unattested _____
(verified by)

Sign: William Ross Blaising
(Grantor/Grantee/Owner/Agent) circle one

ADDENDUM TO RT-1

Property Address:	Assessors Market Value
1645 Ashville Road, Montevallo, AL 35115	\$51,300
1609 Deer Springs Rd, Pelham, AL 35124	\$134,760
1209 Brantley Hill Rd, Pelham, AL 35124	\$137,800
527 2 nd St NE, Alabaster, AL 35007	\$83,650
TOTAL:	\$407,510



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/20/2022 11:42:18 AM
\$442.00 JOANN
20220720000285590

Allie S. Bayl