

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

Send Tax Notice to:
Dennis Blackerby
114 Hylton Road
Wilsonville, AL 35186

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 FIFTEEN THOUSAND DOLLARS AND NO CENTS (\$215,000.00)**, 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, **Dennis Blackerby, a married man (herein referred to as Grantors)** grant, bargain, sell and convey unto **Dennis Blackerby and Lynette V. Blackerby (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

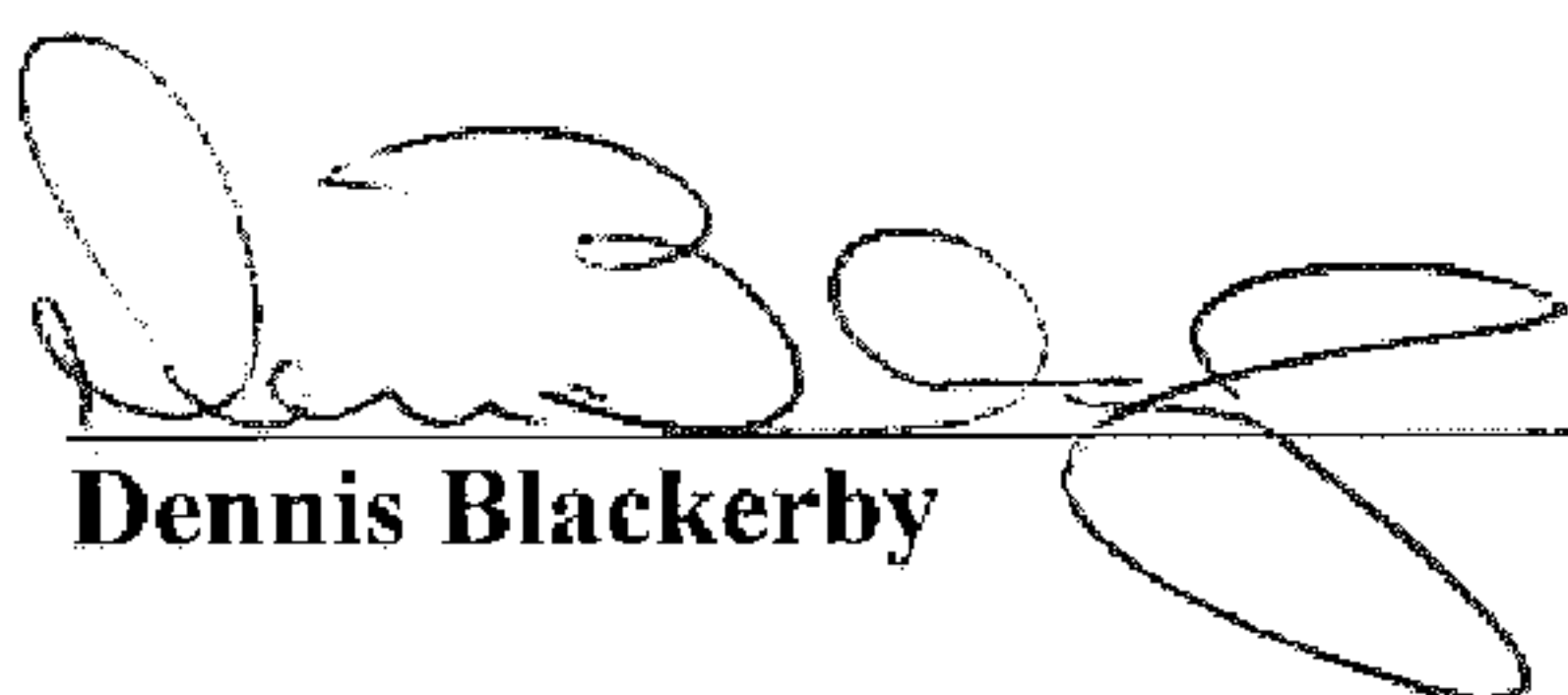
1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

No part of the homestead of the Grantor herein or his spouse

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 the 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, 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.

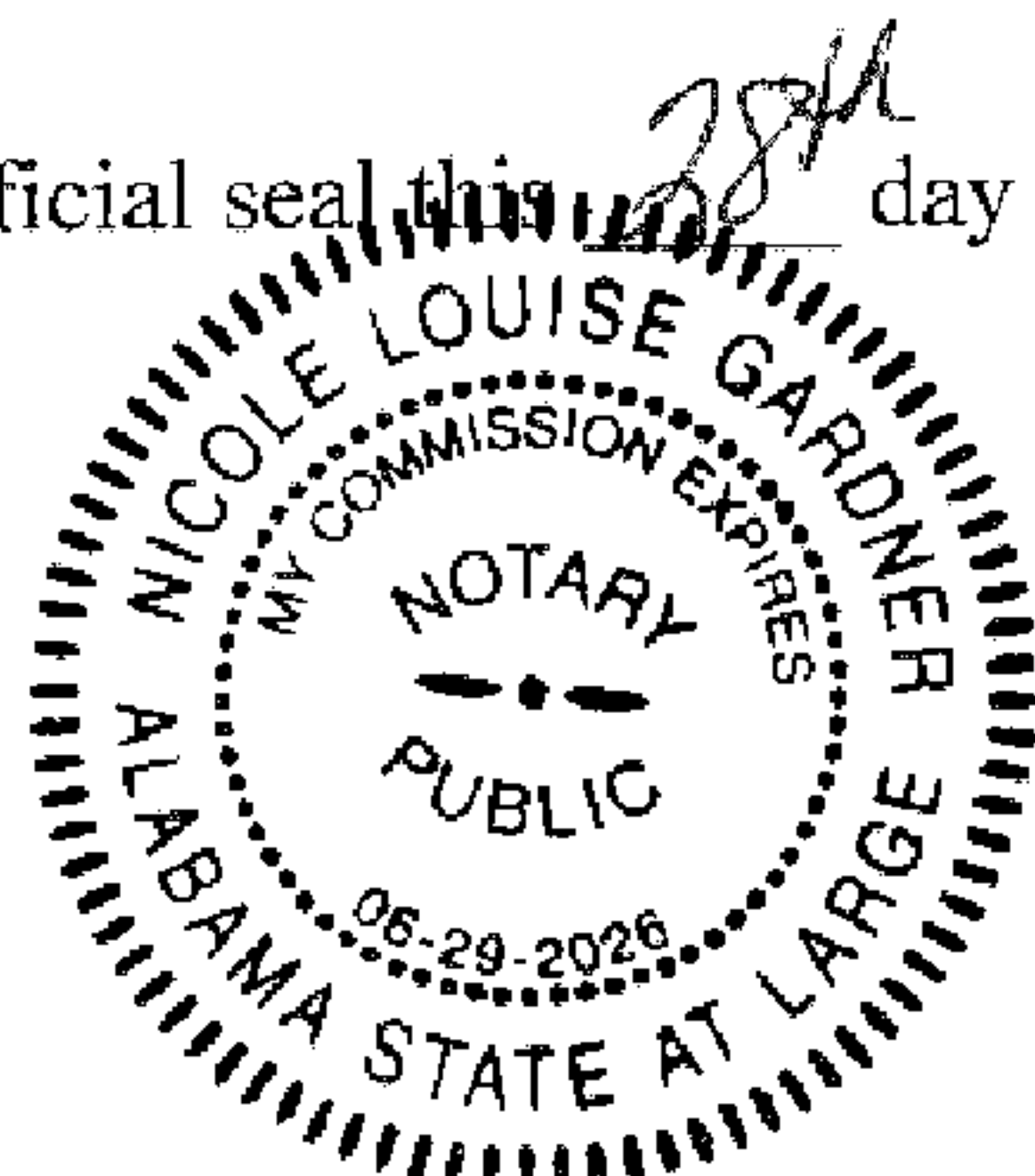
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of July 2022.


Dennis Blackerby

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Dennis Blackerby**, 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 28th day of July 2022.



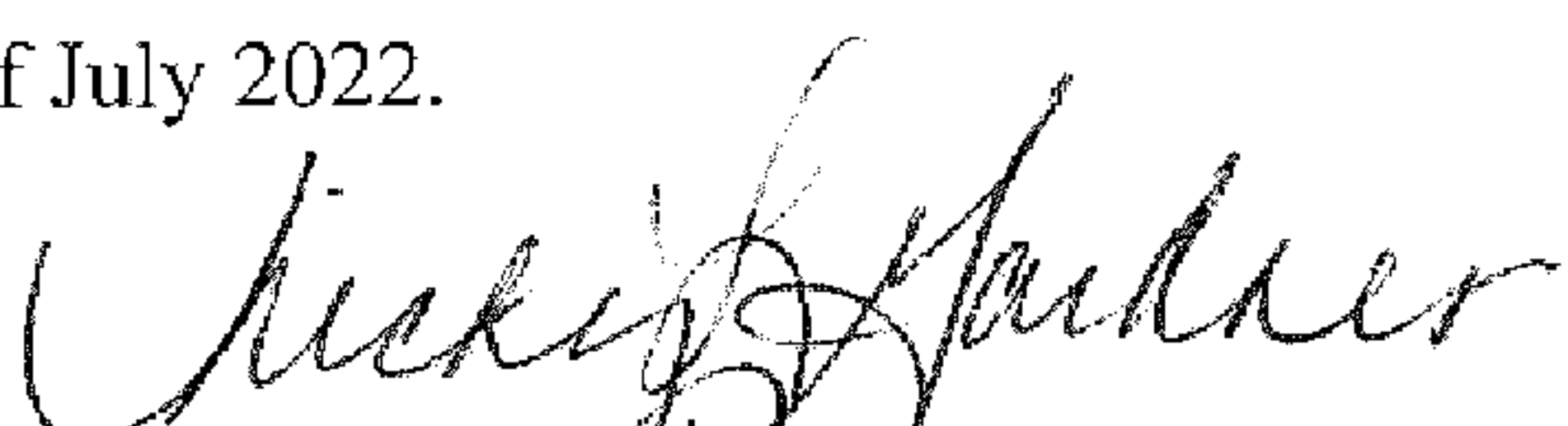

Notary Public
My Commission Expires: 6/29/26

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 2

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°28'00"E for a distance of 1638.34 feet to the POINT OF BEGINNING; thence continue South 00 degrees 28 minutes 00 seconds East for a distance of 766.78 feet to the Northerly right of way line of Alabama Highway 25; thence North 85 degrees 01 minutes 05 seconds East and along said right of way line for a distance of 1871.96 feet to the Westerly right of way of Hylton Road; thence leaving said Highway 25 and along Hylton Road right of way line, North 10 degrees 38 minutes 30 seconds West for a distance of 30.45 feet to a curve to the left, having a radius of 70.00 feet, and subtended by a chord bearing of North 15 degrees 40 minutes 16 minutes West, and a chord distance of 12.27 feet; thence along the arc of said curve and along said right of way line for a distance of 12.29 feet; thence North 20 degrees 42 minutes 01 seconds West and along said right of way line for a distance of 157.78 feet to a curve to the right, having a radius of 255.00 feet, and subtended by a chord bearing of North 05 degrees 43 minutes 42 seconds West and a chord distance of 131.76 feet; thence along the arc of said curve for a distance of 133.27 feet; thence North 09 degrees 14 minutes 36 seconds East and along said right of way line for a distance of 37.86 feet to a curve to the left, having a radius of 240.00 feet, and subtended by a chord bearing of North 29 degrees 40 minutes 14 seconds West, and a chord distance of 301.51 feet; thence along the arc of said curve and along said right of way line for a distance of 326.01 feet; thence South 89 degrees 27 minutes 31 seconds West and leaving said right of way line for a distance of 1650.18 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/28/2022 01:18:03 PM
 \$243.00 PAYGE
 20220728000295940

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Dennis Blackerby
 Mailing Address 114 Hylton Road
Wilsonville, AL
35186

Grantee's Name Dennis Blackerby
 Mailing Address 114 Hylton Rd
Wilsonville AL
35186

Property Address 0 Hylton Rd
Wilsonville, AL
35186

Date of Sale 7/28/22
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ \$215,000.00

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 tax 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 7/28/22

Print Mike T. Harrison

Unattested

(verified by)

Sign Mike T. Harrison

(Grantor/Grantee/Owner/Agent) circle one