

**This instrument was prepared by:**

Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, AL 35243

**Send tax notice to:**

James E. Blahnik and Janice Blahnik  
404 Grayson Way  
Chelsea, AL 35043

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$445,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **Frances Jo Ann Denney, Trustee of Frances Jo Ann Denney Revocable Trust dated May 10, 2007, and any amendments thereto**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto **James E. Blahnik and Janice Blahnik**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 7-236, according to the Plat of Chelsea Park 7th Sector, Second Addition, Grayson Place Neighborhood, as recorded in Map Book 45, Page 97, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property")**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7 Section and recorded as Instrument No. 20061229000634370 and Supplementary . Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in - Instrument No, 20151230000442850, (which together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**Note: Frances Denney and Frances Jo Ann Denney are one and the same person.**

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

20220930000376100 09/30/2022 03:41:40 PM DEEDS 2/3  
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of September, 2022.

**Frances Jo Ann Denney Revocable Trust dated May 10, 2007**

By: Frances Jo Ann Denney Trustee  
Frances Jo Ann Denney, Trustee

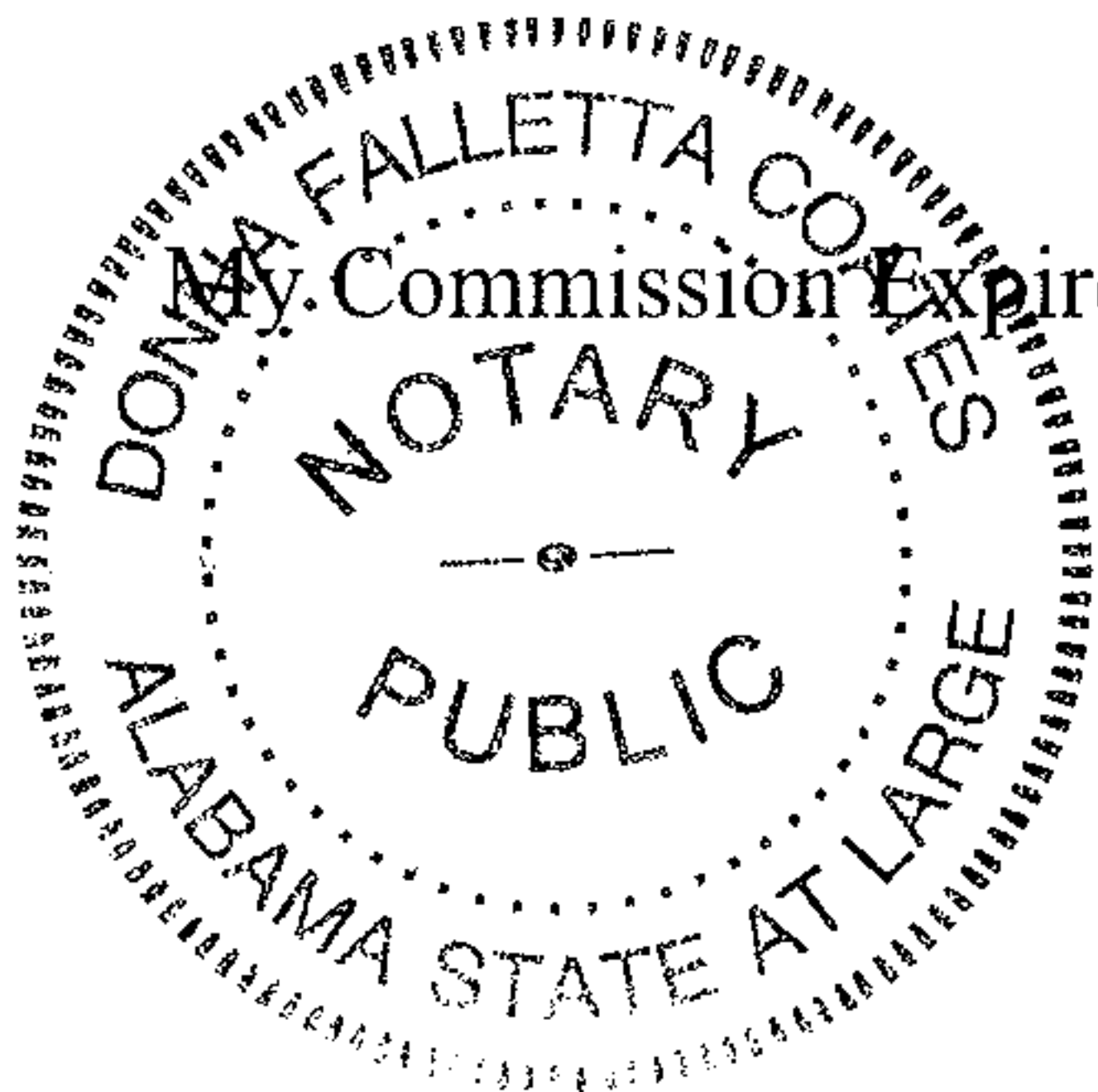
STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances Jo Ann Denney, Trustee of Frances Jo Ann Denney Revocable Trust dated May 10, 2007 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, 2022.

Donna Falletta Corbett  
Notary Public



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Frances Jo Ann Denney, Trustee of Frances Jo Ann Denney Revocable Trust dated May 10, 2007Mailing Address 40 Nolen Street  
Birmingham, AL. 35242Grantee's Name James E. Blahnik and Janice BlahnikMailing Address 404 Grayson Way  
Chelsea, AL 35043Property Address 404 Grayson Way  
Chelsea, AL 35043Date of Sale September 30, 2022  
Total Purchase Price \$445,000.00

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: \_\_\_\_\_

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: September 30, 2022☐ Unattested

(verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/30/2022 03:41:40 PM  
\$473.00 BRITTANI  
20220930000376100

Print:

Sign

Shannon Anderson

[Signature] - Admin

(Grantor/Grantee/ Owner/Agent) circle one

**Form RT-1**

Allison S. Boyd