

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051



20220930000376220 1/3 \$186.00  
Shelby Cnty Judge of Probate, AL  
09/30/2022 03:57:56 PM FILED/CERT

# **WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Jerald E. Blackerby aka Jerriel Ed Blackerby and Sherry E. Blackerby aka Sherry O. Blackerby, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto

**Jeff Blackerby** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence run North 1 deg. 07 min. 08 sec. East (Alabama Grid North) along the East boundary line of said section a distance of 3328.05 feet to a point; thence turn an angle of 91 deg. 55 min. 26 sec. to the left and run for a distance of 118.34 feet to a point being the point of beginning of the parcel of land herein described; thence continue along the same for a distance of 210.00 feet to the point of intersection with the East right of way line of County Highway #61; thence turn an angle of 89 deg. 19 min. 44 sec. to the right and run along said right of way for distance of 415.00 feet to a point; thence turn an angle of 90 deg. 40 min. 16 sec. to the right and run for a distance of 210.00 feet to a point; thence turn an angle of 89 deg. 19 min. 44 sec. to the right and run for a distance of 415.00 feet to the point of beginning. Said parcel of land is lying in the SE ¼ of the NE ¼ of Section 36, Township 20 South, Range 1 East, and contains 2.0 acres, according to survey of James L. Ray, Jr., Registered Land Surveyor, dated April 23, 1979.

Also, commence at the SE corner of Section 36, Township 20 South, Range 1 East; thence run Northerly along the East boundary line of said Section a distance of 3328.22 feet to the point of beginning; thence continue along the same line a distance of 415.23 feet to a point; thence turn an angle of 92 deg. 00 min. 36 sec. to the left and run Westerly a distance of 142.77 feet to a point; thence turn an angle of 90 deg. 40 min. 16 sec. to the left and run Southerly a distance of 415.0 feet to a point; thence turn an angle of 89 deg. 19 min. 44 sec. to the left and run Easterly a distance of 123.35 feet to the point of beginning. Said parcel of land is lying in the SE¼ of NE¼, Section 36, Township 20 South, Range 1 East, and contains 1.27 acres. According to survey of Lewis H. King, Jr., Registered Land Surveyor, dated September 17, 1986.

LESS AND EXCEPT the following described land:

A parcel of land lying in the SE ¼ of the NE ¼ of Section 36, Township 20 South, Range 1 East, and contains 1.261 acres: Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence run in a Northerly direction along the East boundary line of said Section a distance of 3585.88 feet to the point of beginning of the parcel herein described; thence continue Northerly along the East line of said Section 36, a distance of 157.40 feet to a point; thence turn an angle of 92 deg. 00 min.

Shelby County, AL 09/30/2022  
State of Alabama  
Deed Tax: \$156.00



36 sec. to the left and run Westerly a distance of 352.77 feet to a point on the Easterly 40 foot right of way line of Shelby County Highway #61; thence turn an angle of 90 deg. 40 min. 16 sec. to the left and run southerly along said right of way line a distance of 157.32 feet to a point; thence turn an angle of 89 deg. 18 min. 44 sec. to the left and run Easterly leaving said right of way a distance of 345.41 feet to the point of beginning.

Subject to easements, covenants, restrictions, conditions, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 30<sup>th</sup> day of September, 2022.

Jerald E. Blackerby

Jerald E. Blackerby AKA

Jerril Ed Blackerby

Sherry E. Blackerby

Sherry E. Blackerby

AKA- Sherry O. Blackerby

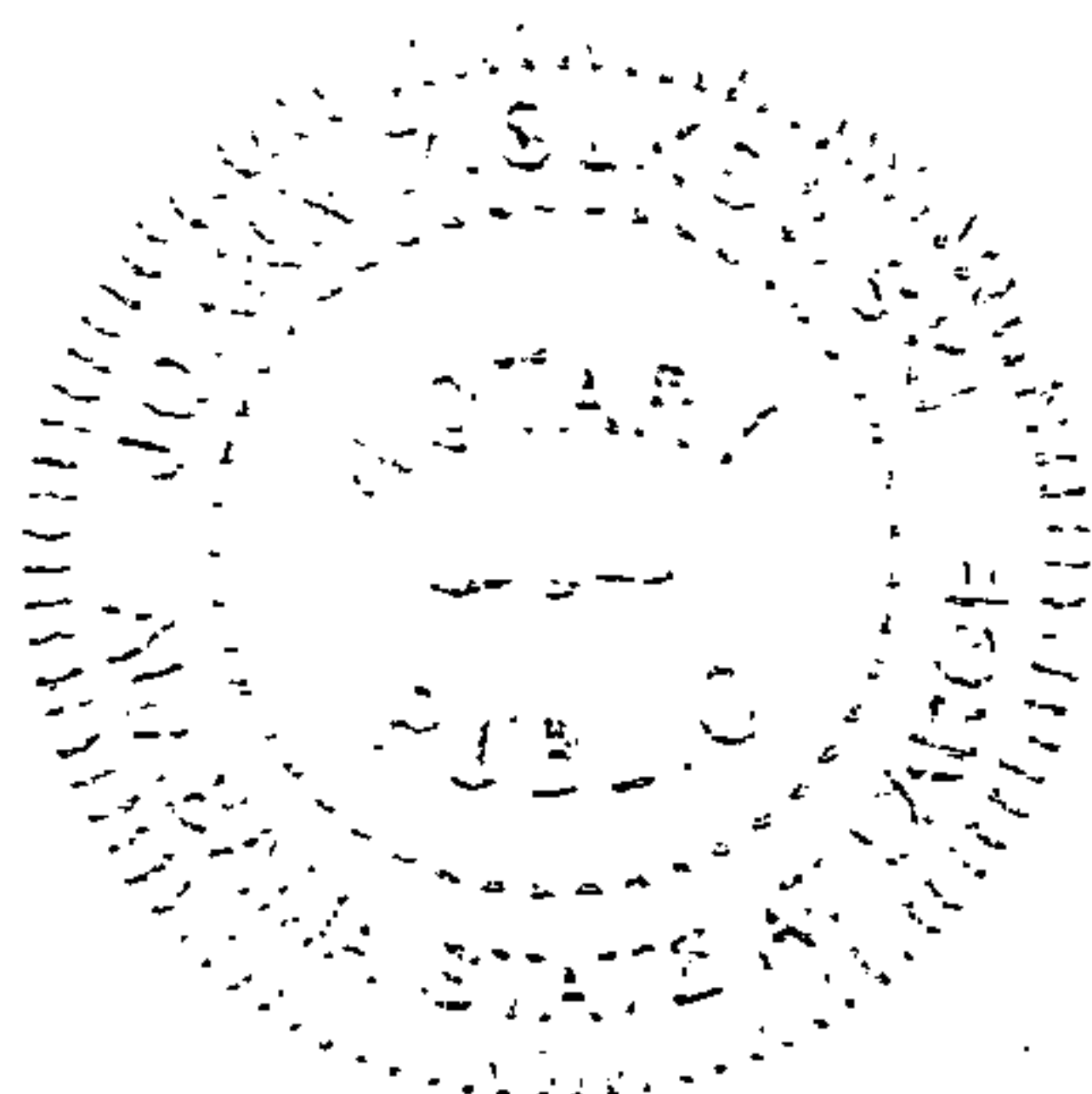
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerald E. Blackerby and Sherry E. 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 30<sup>th</sup> day of September, 2022.

[Signature]  
Notary Public

My commission expires: 12-7-2025



20220930000376220 2/3 \$186.00  
Shelby Cnty Judge of Probate, AL  
09/30/2022 03:57:56 PM FILED/CERT

② J-3

# Real Estate Sales Validation Form

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

Grantor's Name Jerald E. & Sherry E. Blackerby  
Mailing Address 93 Fern Brook Lane  
Shelby, AL 35143

Grantee's Name Jeff Blackerby  
Mailing Address 320 Hwy 302  
Shelby, AL 35143

Property Address 10930 N Main Street  
Wilsonville, AL 35186

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ 155,860

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 ☐ Appraisal  
☐ Sales Contract ☒ Other assessor's current market value  
☐ Closing Statement

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 \_\_\_\_\_

Print Jerald E. Blackerby

☐ Unattested



20220930000376220 3/3 \$186.00  
Shelby Cnty Judge of Probate, AL  
09/30/2022 03:57:56 PM FILED/CERT

Jerald E. Blackerby  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1