

Send tax notice to:
SHELBY STANALAND
219 CALUMET DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022532T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Two Thousand and 00/100 Dollars (\$322,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KRISTEN MEINKE BLANKENSHIP FKA KRISTEN MEINKE and JAY L. BLANKENSHIP, WIFE AND HUSBAND** whose mailing address is: 545 River Highlands Way, 35244 (hereinafter referred to as "Grantors") by **SHELBY STANALAND and DAVID SMITH** whose property address is: **219 CALUMET DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the map and survey of Calumet Meadow, as recorded in Map Book 21, Page 112 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of , as recorded in Map Book 21, Page 112, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Calumet Meadow Homeowners Association, Inc., as recorded in Instrument #1999-10102.
5. Sewer Agreement recorded in Instrument #20131204000469270.
6. Right of way in favor of Alabama Power Company recorded in Volume 109, page 502.
7. Right of way in favor of Shelby County, recorded in Volume 135, page 126.
8. Covenants, conditions and restrictions recorded in Instrument #1996-30329.

\$301,150.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Kristen Meinke and Kristen Meinke Blankenship are one and the same person.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2 day of November, 2022.

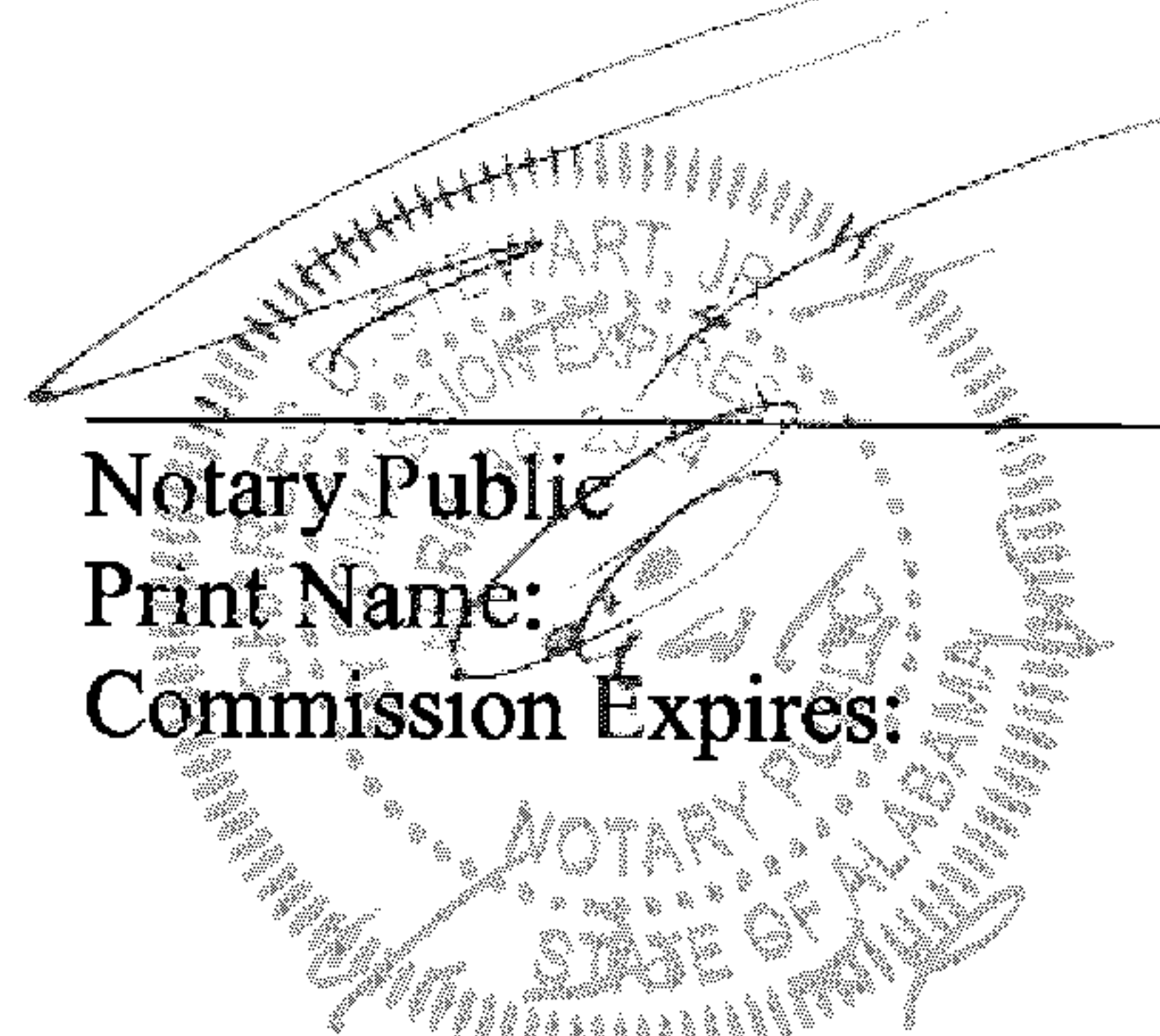

KRISTEN MEINKE BLANKENSHIP

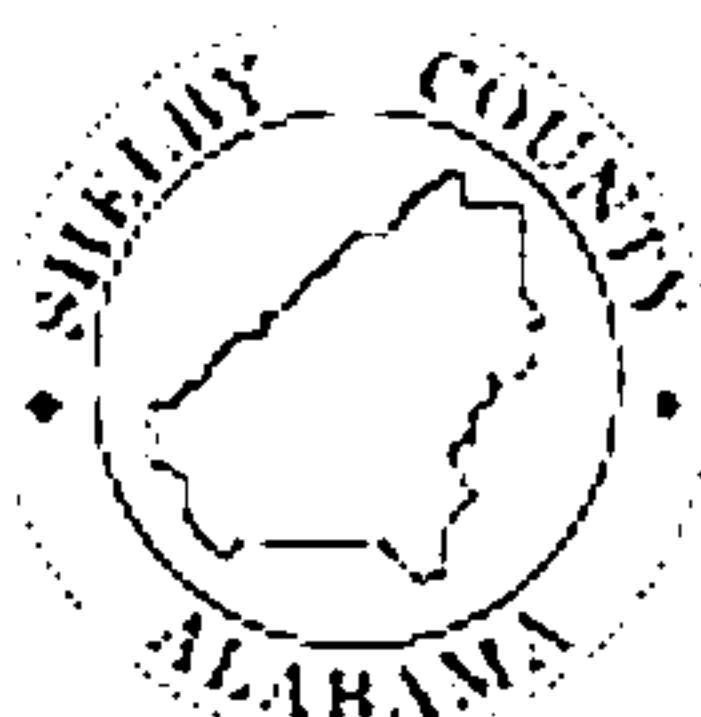

JAY L. BLANKENSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KRISTEN MEINKE BLANKENSHIP and JAY L. BLANKENSHIP whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of November, 2022.


Notary Public
Print Name: David L. Gault, Jr.
Commission Expires: 11/07/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2022 01:29:01 PM
\$47.00 JOANN
20221107000416380

