

Prepared by:  
JUL ANN McLEOD, Esq.  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
The Blackwell Family Revocable Living Trust  
2616 Hwy 28  
Columbiana, AL 35051

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**This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the status of title or the accurateness of the legal description.**

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STATE OF ALABAMA                    )  
                                                  )  
COUNTY OF SHELBY                )     **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **MAX A. BLACKWELL, as Personal Representative of the Estate of OLLIS MAXWELL BLACKWELL, JR., Shelby County Probate Case No. PR-2022-000153** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **MAX ALVIN BLACKWELL and TONI PALMER BLACKWELL, as Trustees of THE BLACKWELL FAMILY REVOCABLE LIVING TRUST, dated December 2, 2021, and any amendments thereto** (hereinafter referred to as Grantees), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

Ollis Maxwell Blackwell, Jr., and Max Blackwell are one and the same person.

Gladys Blackwell, joint Grantee in deed recorded in Book 217, Page 654, having died on, to-wit: February 6, 1997.

Property address: 2707 Hwy 28, Columbiana, AL 35051

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has set his hand and seal this the 10 day of November, 2022.

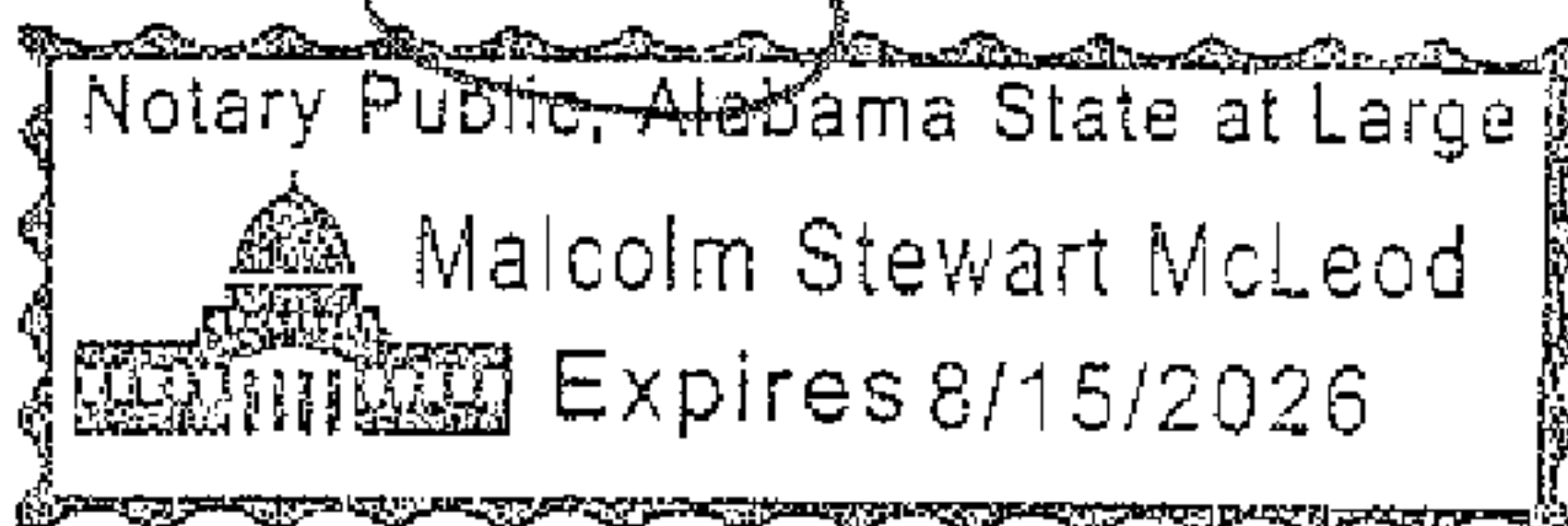
Max A. Blackwell PR  
**MAX A. BLACKWELL, as Personal  
Representative of the Estate of OLLIS  
MAXWELL BLACKWELL, JR.,  
Shelby County Probate Case No. PR-2022-000153**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MAX A. BLACKWELL, as Personal Representative of the Estate of OLLIS MAXWELL BLACKWELL, JR., Shelby County Probate Case No. PR-2022-000153**, 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 instrument, he, as said Personal Representative, and with full authority, executed the same voluntarily the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10 day of November, 2022.

NOTARY PUBLIC  
My commission expires:



## **Exhibit A**

### **Legal Description**

Commence at the SW corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 32, Township 21 South, Range 1 East, and thence run East along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section for 210.0 feet to the East side of a 20-foot wide access easement, which is the SW corner of the Thompson property, as described by deed recorded in Book 140 at page 673, office of Judge of Probate of Shelby County, Alabama; thence turn an angle of 90 deg. 00' to the left and run Northerly along the East side of said 20-foot wide access easement and along the West line of said Thompson parcel for 210.00 feet; thence turn an angle of 90 deg. to the left and run along the South line of the Tennyson parcel as described in Book 094 at pages 430-432 in said Probate Office and to the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence run South along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section, to the point of beginning.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

|                  |                                                 |                         |                                                          |
|------------------|-------------------------------------------------|-------------------------|----------------------------------------------------------|
| Grantor's Name   | <u>MAX A. BLACKWELL</u>                         | Grantee's Name          | <u>MAX ALVIN BLACKWELL and<br/>TONI PALMER BLACKWELL</u> |
| Mailing Address  | <u>2707 HIGHWAY 28<br/>COLUMBIANA, AL 35051</u> | Mailing Address         | <u>2616 HIGHWAY 28<br/>COLUMBIANA, AL 35051</u>          |
| Property Address | <u>2707 HIGHWAY 28<br/>COLUMBIANA, AL 35051</u> | Date of Sale            | <u>November 10, 2022</u>                                 |
|                  |                                                 | Total Purchase Price    | \$ <u>                    </u>                           |
|                  |                                                 | or                      |                                                          |
|                  |                                                 | Actual Value            | <u>\$93,000.00</u>                                       |
|                  |                                                 | or                      |                                                          |
|                  |                                                 | Assessor's Market Value | \$ <u>                    </u>                           |

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)

|                                            |                                           |                      |
|--------------------------------------------|-------------------------------------------|----------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal        |                      |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other | <u>TAX VALUATION</u> |
| <input type="checkbox"/> 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 November 10, 2022

Print Malcolm S. McLeod

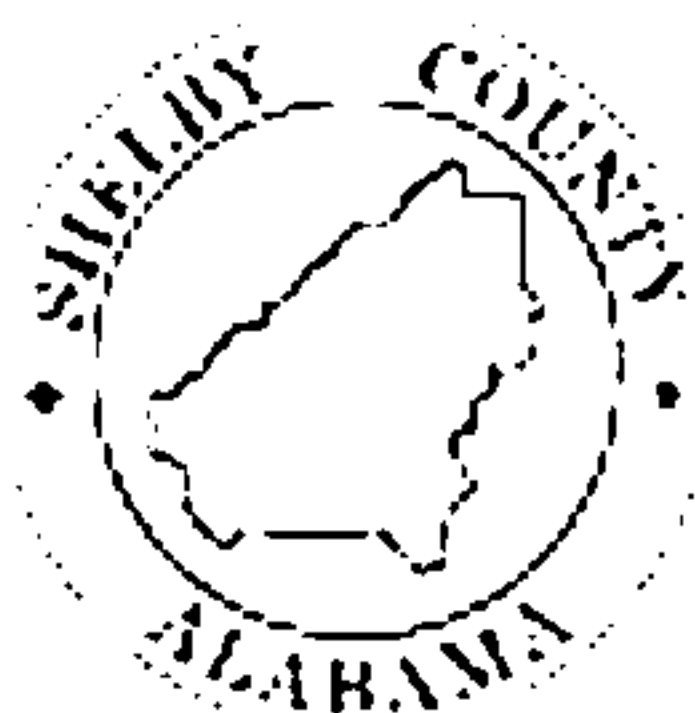
           Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/14/2022 08:27:05 AM  
\$125.00 PAYGE  
20221114000420970



File 22696

Form RT-1  
Alabama 08/2012 LSS

*Allen S. Bayl*