

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

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.

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

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 GLADYS KIRKLAND BLACKWELL, Shelby County Probate Case No. PR-2022-000154** (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.

Gladys Kirkland Blackwell and Gladys Blackwell are one and the same person.

Emogene Kirkland, joint Grantee in deed recorded in Book 151, Page 445, having died on, to-wit: July 29, 1991.

Property address: 2710 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 GLADYS KIRKLAND BLACKWELL,
Shelby County Probate Case No. PR-2022-000154**

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 GLADYS KIRKLAND BLACKWELL, Shelby County Probate Case No. PR-2022-000154**, 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:

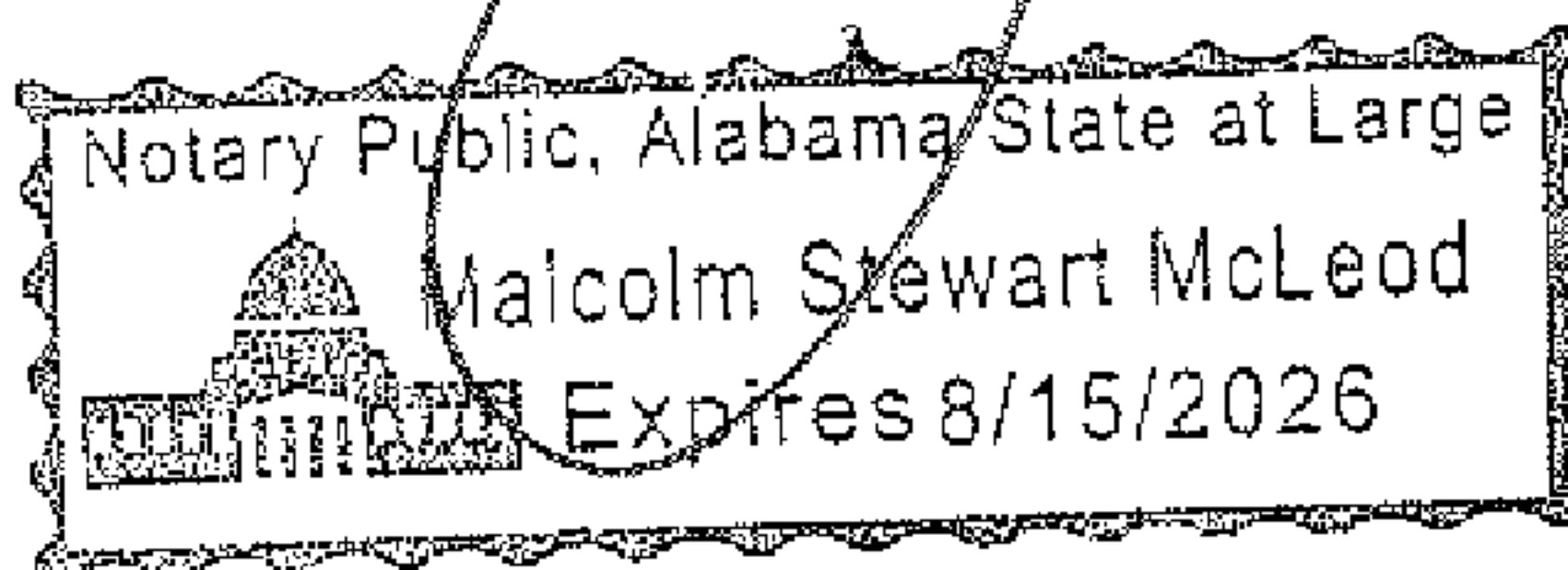


Exhibit A

Legal Description

Commence at the SW corner of the SE1/4 of the NW1/4 of Section 32, Township 21 South, Range 1 East; thence run East along the South line of said 1/4-1/4 for 476.24 feet to the Point of Beginning; thence continue last described course for 864.57 feet to the southerly R/W of Shelby County hwy. 28 and a curve to the right having a radius of 2733.0 feet; thence 133 deg. 06' 18" left to tangent of said curve, run along curve and R/W for 568.94 feet; thence 86 deg. 35' right from tangent of said curve run Northeasterly 233.32 feet; thence 64 deg. 48' right run 684.30 feet to the East line of said 1/4-1/4; thence 90 deg. 00' left run North 2104.21 feet to the NE corner of said 1/4 section; thence 89 Deg. 54' 10" left run West along the north line of said 1/4 section for 829.29 feet; thence 90 deg. 01' 26" left run 2218.58 feet to the northerly R/W of said highway; thence 31 deg. 54' 04" right run 66.0 feet to the southerly R/W of said highway; thence 30 Deg. 53' 02" left run 264.55 feet to the Point of Beginning. Containing 42.14 Acres more or less, including any Easements and Rights of way.

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

Grantor's Name **MAX A. BLACKWELL as
PERSONAL REPRESENTATIVE**

Mailing Address **2616 HIGHWAY 28
COLUMBIANA, AL 35051**

Property Address **2710 HIGHWAY 28
COLUMBIANA, AL 35051**

Grantee's Name **MAX ALVIN BLACKWELL and
TONI PARLMER BLACKWELL**

Mailing Address **2616 HIGHWAY 28
COLUMBIANA, AL 35051**

Date of Sale **November 10, 2022**

Total Purchase Price \$ _____
or
Actual Value **\$275,180.00**
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 **TAX VALUATION**
☐ 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

File 22719



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/16/2022 09:46:13 AM
 \$307.50 PAYGE
 20221116000424260

Form RT-1
 Alabama 08/2012 LSS

Allen S. Bayl