

Send tax notice to:
KATIE LI POWERS and ALEXANDER MCPEAK
5324 BROKEN BOW DR. S
BIRMINGHAM, AL 35242

20221122000431240
11/22/2022 03:54:17 PM
DEEDS 1/3

STATUTORY WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Forty-Five Thousand Nine Hundred and 00/100 (\$345,900.00) and other valuable considerations to the undersigned GRANTOR(S), NANCY LUCILLE BLOCKER AND SYNOVUS TRUST CO., N.A. AS TRUSTEES FOR SAMMY D. BLOCKER FAMILY TRUST, JUNE 21, 2017, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto KATIE LI POWERS and ALEXANDER MCPEAK, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 7, BLOCK 2, ACCORDING TO THE MAP AND SURVEY OF BROKEN BOW, AS RECORDED IN MAP BOOK 7, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$345,900.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I we have herunto set my our hand and seal, this 22 day of November, 2022.

Nancy Lucille Blocker, Trustee
NANCY LUCILLE BLOCKER, TRUSTEE FOR
SAMMY D. BLOCKER FAMILY TRUST, DATED
JUNE 21, 2017

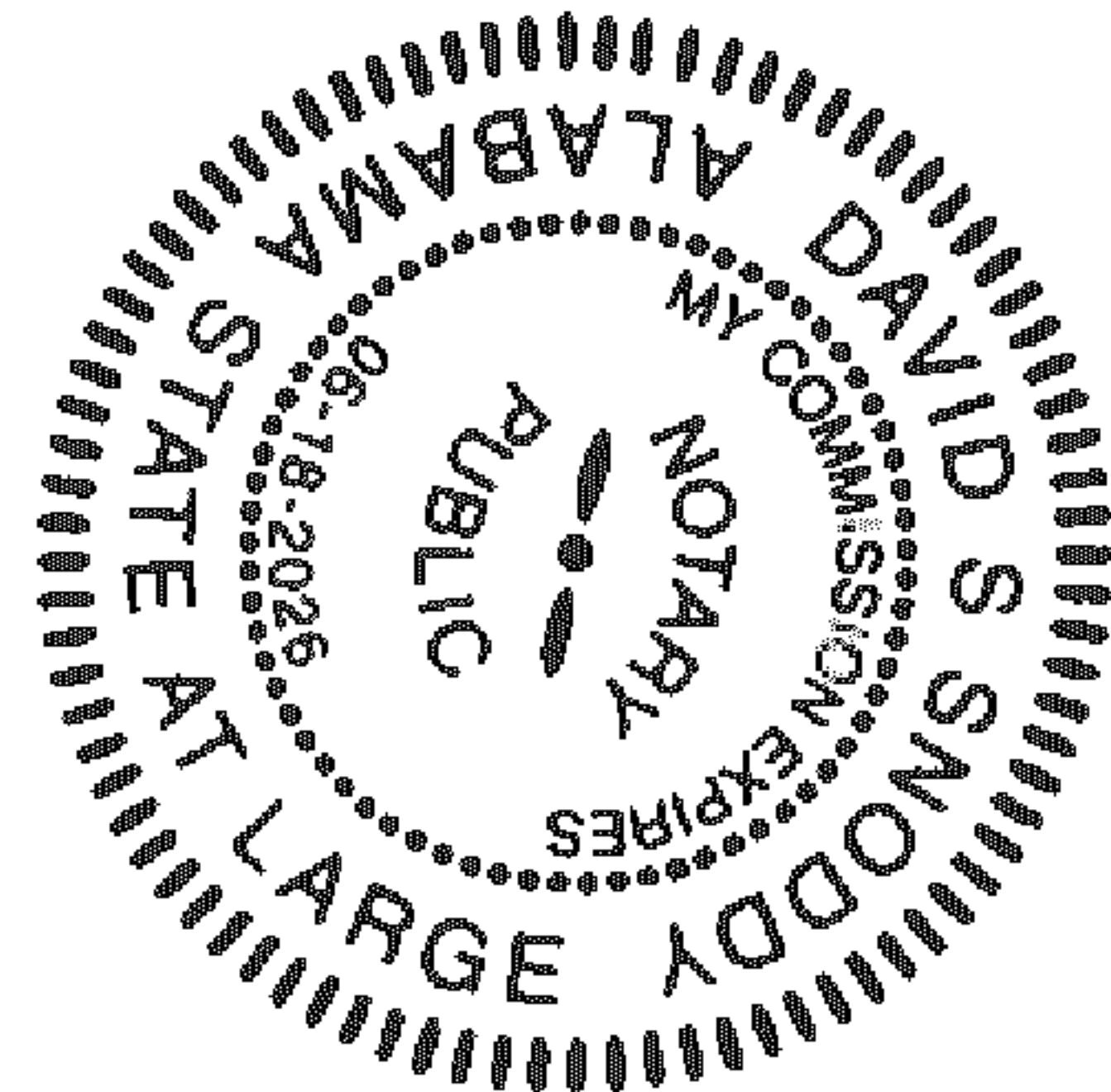
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that NANCY LUCILLE BLOCKER, TRUSTEE FOR SAMMY D. BLOCKER FAMILY TRUST, DATED JUNE 21, 2017 is/are signed to the foregoing conveyance and who is are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity of Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of November, 2022.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:




FRANK S. TOMMEY, VICE PRESIDENT & REAL
ESTATE MANAGER OF SYNOVUS TRUST CO., N.A.
TRUSTEE FOR THE SAMMY D. BLOCKER FAMILY
TRUST, DATED JUNE 21, 2017

STATE OF GEORGIA
COUNTY OF Muscooke

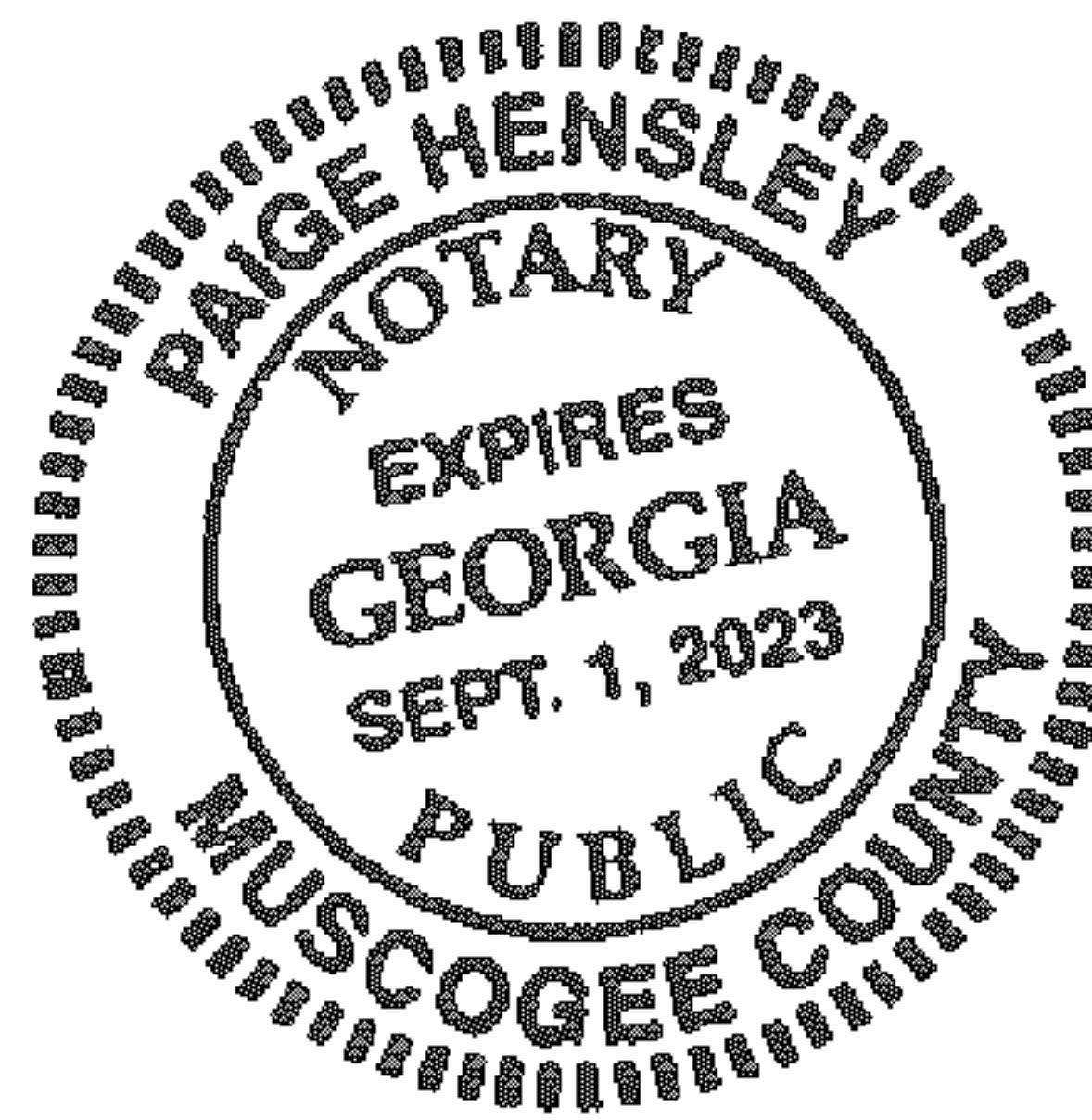
I, the undersigned, a Notary Public in and for said State and County, hereby certify that FRANK S. TOMMEY, VICE PRESIDENT & REAL ESTATE MANAGER OF SYNOVUS TRUST CO., N.A. TRUSTEE FOR SAMMY D. BLOCKER FAMILY TRUST, DATED JUNE 21, 2017 is are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity of VICE PRESIDENT AND REAL ESTATE MANAGER OF SYNOVUS TRUST CO., N.A. AS TRUSTEE and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of November, 2022.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2109 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name SAMMY D. BLOCKER FAMILY TRUST
Mailing Address: 800 Shades Creek Pkwy
Birmingham, AL 35209

Grantee's Name KATIE LI POWERS
Mailing Address: 5324 BROKEN BOW DR. S
BIRMINGHAM, AL 35242

Property Address 5324 BROKEN BOW DR. S
BIRMINGHAM, AL 35242

Date of Sale: November 30, 2022
Total Purchaser Price \$345,900.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other |
| ☒ 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date

Print Nancy Lucille Blocker

Unattested
(verified by)

Signature Nancy Lucille Blocker
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2022 03:54:17 PM
\$29.00 CHARITY
20221122000431240

Allen S. Boyd