

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Virgil Patrick Blake



20230303000058570 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
03/03/2023 10:21:47 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Nellie B. Nelson, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Virgil Patrick Blake and Kimberly Denise Egan, as joint tenants with right of survivorship (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of March, 2023.

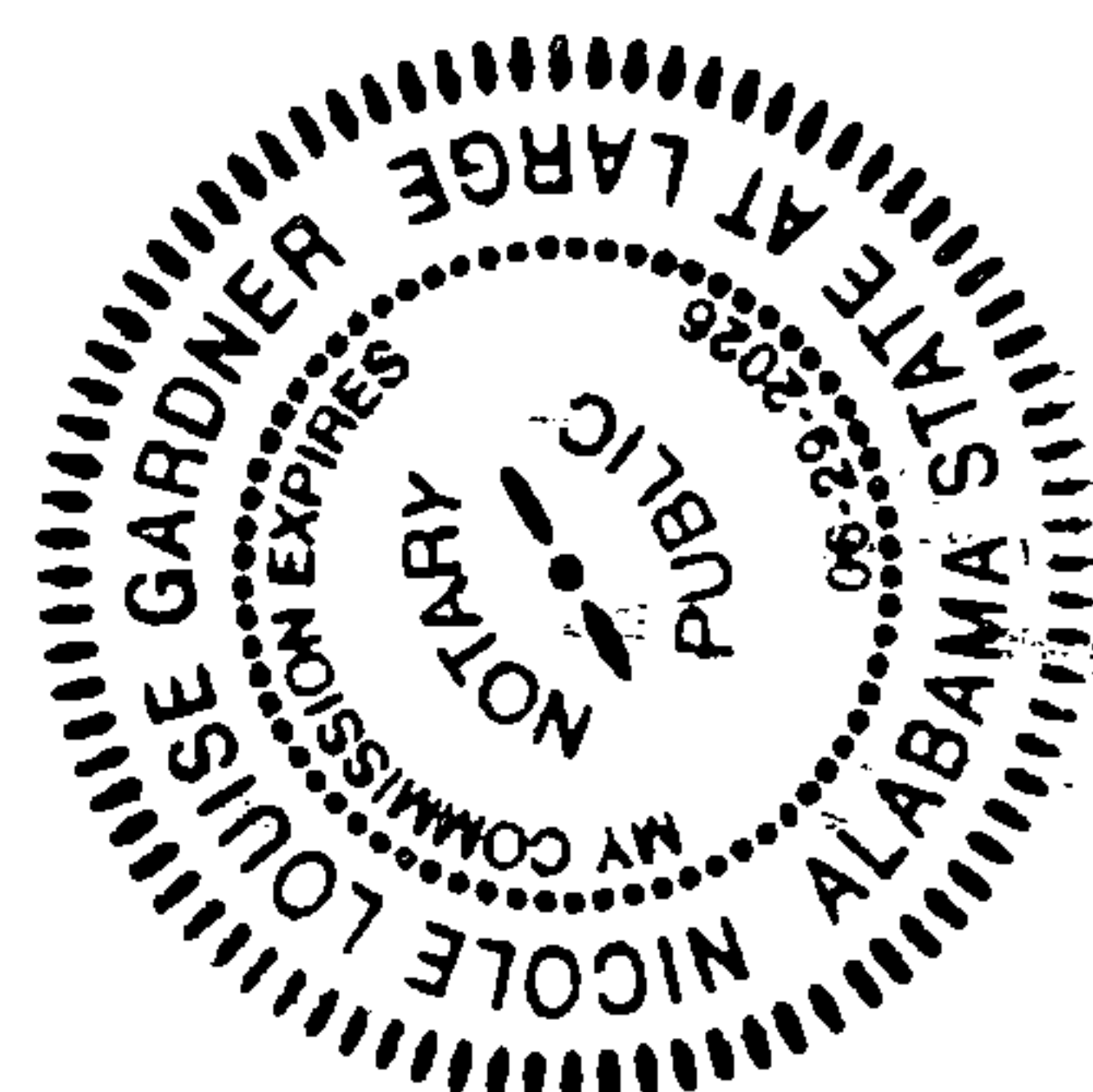
Nellie B. Nelson
Nellie B. Nelson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Nellie B. Nelson** 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 conveyance, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of March, 2023.

Nicole Louise Gardner
Notary Public
My Commission Expires 6-29-26



Shelby County, AL 03/03/2023
State of Alabama
Deed Tax: \$53.00

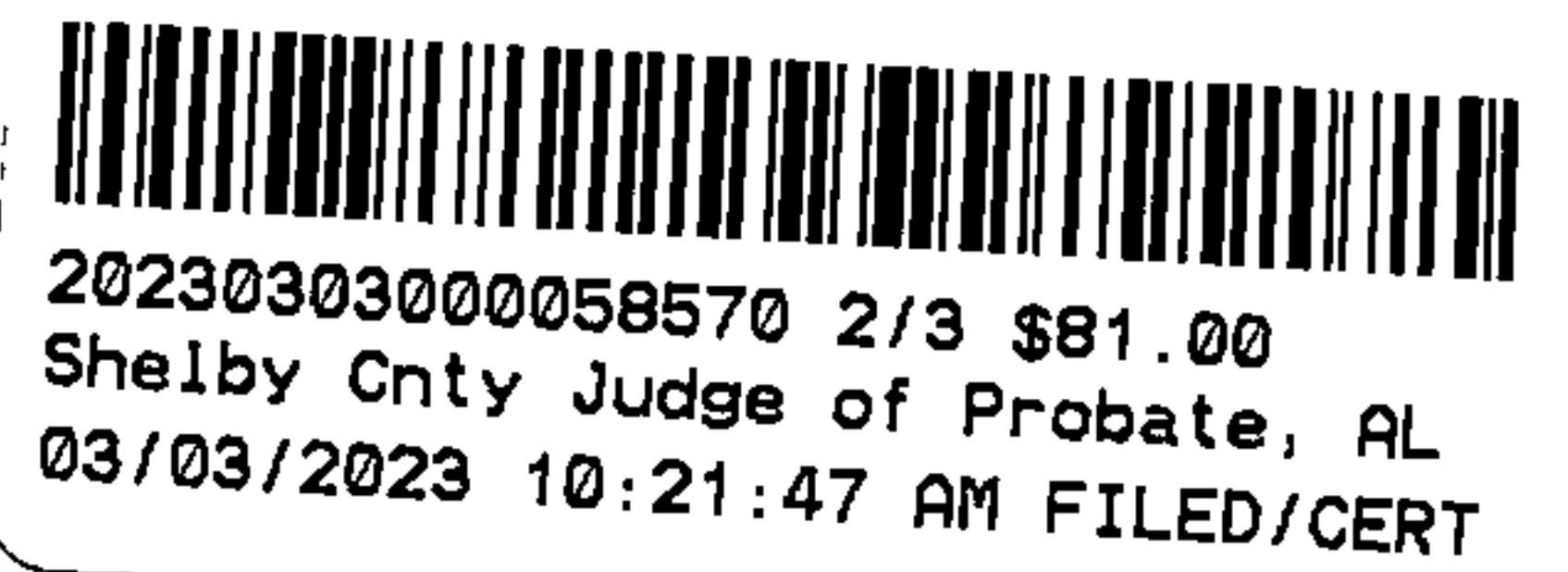


Exhibit "A" – Legal description

Commence at the West line of the Montevallo-Dogwood dirt road where the same crosses the south right of way line of the Southern Railway Company spur track to the Little Gem Coal Company, said point being in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 5, Township 22, Range 3 West, and run in a Southerly direction along the West line of said dirt road 216 feet to the point of beginning of the land herein conveyed; thence in a Westerly direction and parallel with the South line of said railroad 290 feet; thence in a Southerly direction and parallel with said dirt road 72 feet; thence in an Easterly direction and parallel with the South line of said railroad 290 feet to the West line of said dirt road; thence along same in a Northerly direction 72 feet to the point of beginning; being situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 5, Township 22, Range 3 West.

Real Estate Sales Validation Form

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

Grantor's Name Nellie Nelson
Mailing Address 2931 Hwy 17
Montevallo, AZ 35124

Grantee's Name Kimberly Egan
Mailing Address 738 Crosscreek Trail
Pelham AZ 35124

Property Address 2931 Hwy 17
Montevallo, AZ 35124

Date of Sale _____
Total Purchase Price \$ _____

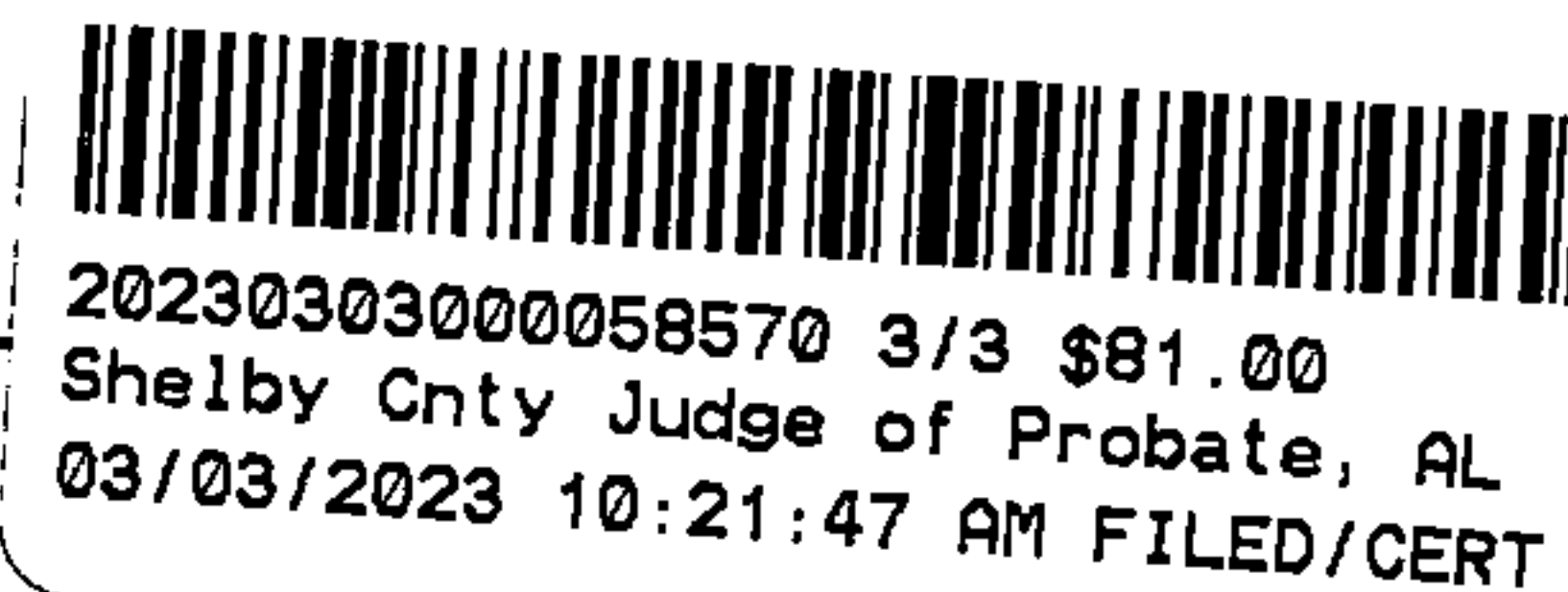
or
Actual Value \$ _____

or
Assessor's Market Value \$ 52,610

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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

Kimberly D. Egan

Unattested

Sign

Kim Egan

(verified by)

(Grantor/Grantee/Owner/Agent) circle one