

This Instrument was Prepared by: Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-23-29338

Send Tax Notice To: Joshua Rasberry
Kayleigh Meighan

3152 Hwy 39
Chelsea, AL 35047

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of Five Hundred Sixty Five Thousand Dollars and No Cents (\$565,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Anson Wayne Blackburn, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Joshua Rasberry and Kayleigh Meighan, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$508,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of Sept, 2023.

Anson Wayne Blackburn

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Anson Wayne Blackburn, whose name(s) 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of September, 2023.

Notary Public, State of Alabama

My Commission Expires: 9-1-24

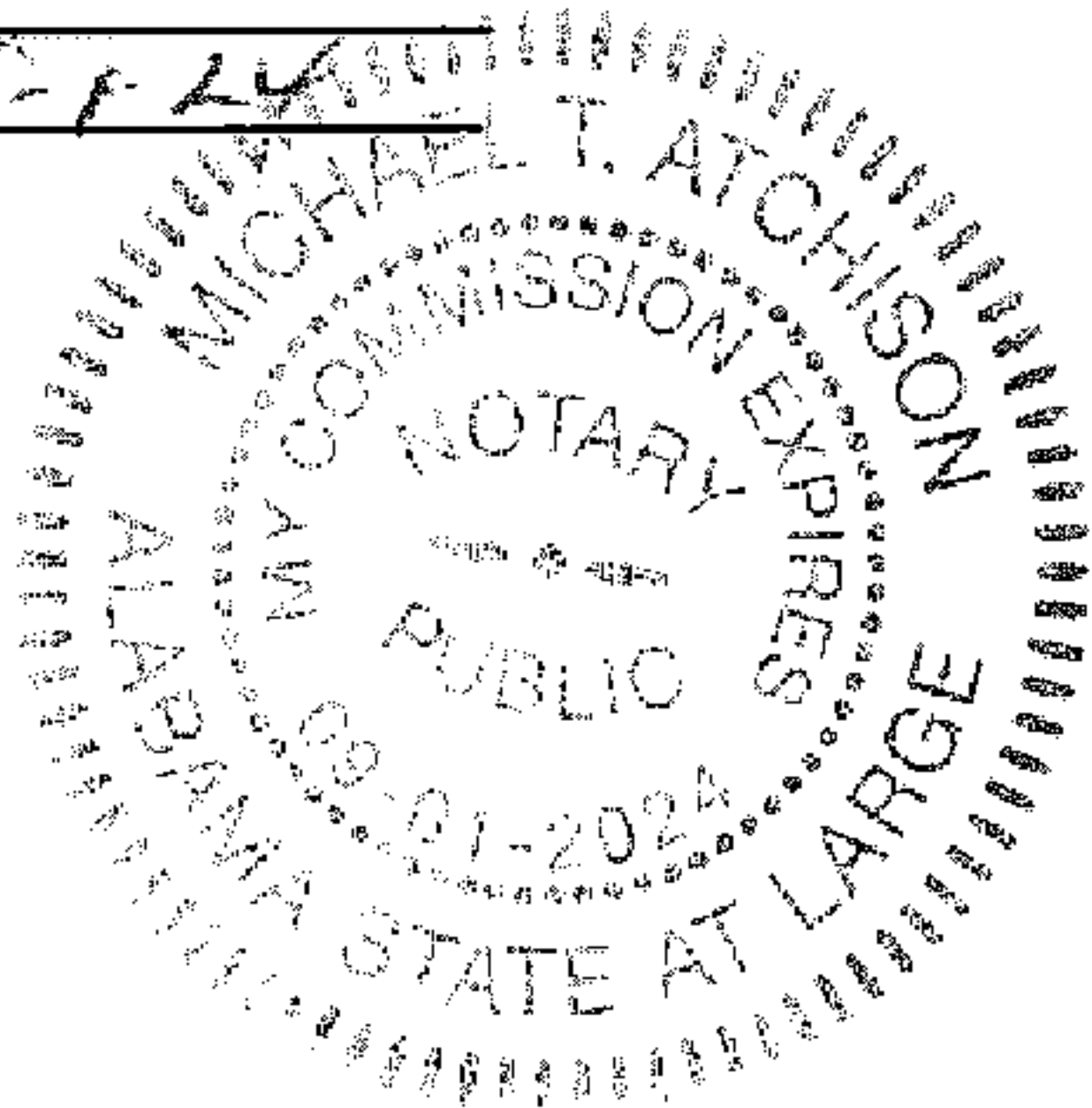


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, Block 1 of Gilbert Estate as shown by map made by Frank W. Wheeler on November 20, 1964, and which said lot is more particularly described as follows:

Commence at the NW corner of the E 1/2 of the SE 1/4 of the NE 1/4 of Section 4, Township 20 South, Range 1 West, thence run South along the West line of the E 1/2 of the SE 1/4 of the NE 1/4 a distance of 8.76 feet to the point of beginning; thence turn an angle of 75 deg. 11 min. to the left and run a distance of 578.42 feet to the West R.O.W. of County Highway No. 39; thence turn an angle of 103 deg. 37 min. to the right and run along said R.O.W. a distance of 179.90 feet; thence turn an angle of 93 deg. 42 min. to the right and run a distance of 559.20 feet to the west line of the E1/2 of the SE 1/4 of the NE 1/4; thence turn an angle of 57 deg. 52 min. to the right and run a distance of 8.76 feet to the point of beginning; situated in the E 1/2 of the SE 1/4 of the NE 1/4 of Section 4, Township 20 South, Range 1 West.

Lot 3, Block 1 of Gilbert Estate, and more particularly described as follows:

Commence at the NW corner of the E 1/2 of the SE 1/4 of the NE 1/4 of Sec. 4, T-20 S, R-1-W, thence run South along the West line of the E1/2 of the SE 1/4 of the NE 1/4, a distance of 17.52 feet, to the point of beginning, thence continue South along said line a distance of 22.00 feet, thence turn an angle of 41 deg. 33min. to the left and run a distance of 573.80 feet to the West R.O.W. line of County Highway No. 39, thence turn an angle of 106 deg. 52 min. to the left and run along the arc curve (whose Delate angle is 6 deg. 15 min. 45 sec., Tan, Dist. is 76.92 ft., Radius is 1405.15 ft. length of arc is 153.54 ft.) thence turn an angle of 3 deg. 08 min. to the left and run a distance of 26.36 feet, thence turn an angle of 86 deg. 18 min. to the left and run a distance of 559.20 ft., to the point of beginning. Situated in the E 1/2 of the SE 1/4 of the NE 1/4 of Sec 4., T-20-S, R-1-W, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/14/2023 10:58:10 AM
 \$84.50 BRITTANI
 20230914000277010

Allen S. Bayl

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>Anson Wayne Blackburn</u>	Grantee's Name	<u>Joshua Rasberry</u>
Mailing Address	<u>274 LOKEY DRIVE</u> <u>WILSONVILLE AL 35786</u>	Mailing Address	<u>3152 Hwy 39</u> <u>Chelsea, AL 35013</u>
Property Address	<u>3152 Highway 39</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>September 2023</u>
		Total Purchase Price	<u>\$565,000.00</u>
		or	
		Actual Value	<u></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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 September 08, 2023

Print Anson Wayne Blackburn

 Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one