

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Charlotte Brasher
David Brasher, Jr.
195 Fulton Rd
Columbiana, Al 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SEVENTY THOUSAND AND NO/00 DOLLARS (\$70,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Chris Blankenship, a married man, and Charlotte Brasher, a married woman*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Chris Blankenship and wife, Michelle Blankenship (as joint tenants with right of survivorship, as to ½ interest) and Charlotte Brasher and husband, David Brasher, Jr., (as joint tenants with right of survivorship, as to ½ interest)*** (herein referred to as ***Grantees***), 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, 2024.
2. Easements, restrictions, rights of way, and permits of record.

Grantors herein are all the heirs at law of Essie Mae Blankenship, who died May 15, 2022. Essie Mae Blankenship was one of the grantees in Instrument No. 20070511000223380. The other grantee, James Lewis Blankenship is deceased, having died December 10,2020.

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 7th day of May 2024.

Chris Blankenship
Chris Blankenship

Charlotte Brasher
Charlotte Brasher

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Chris Blankenship and Charlotte Brasher***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May 2024.

Michael T. Atchison
Notary Public
My Commission Expires: 9-1-24

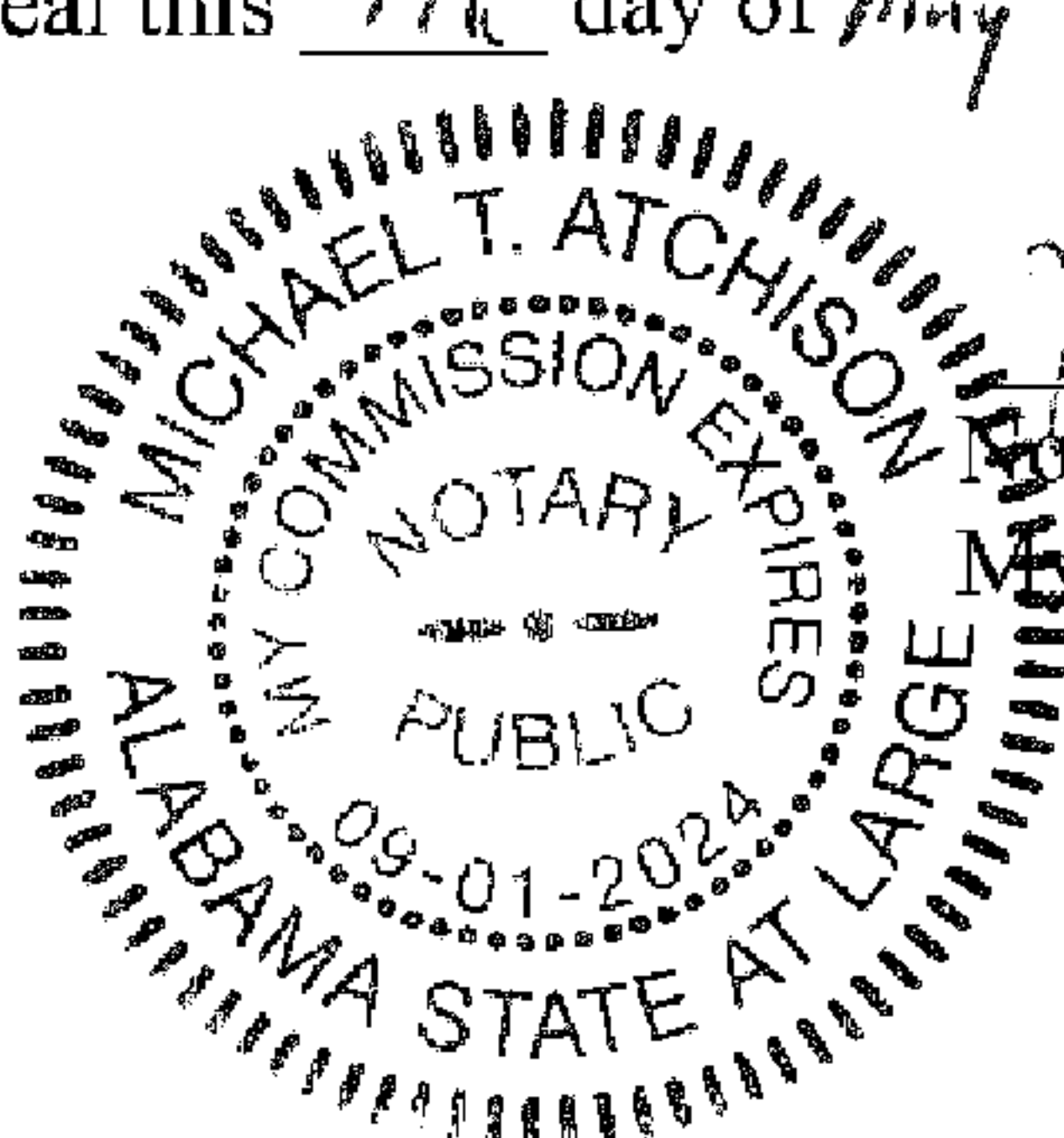


Exhibit "A" – Legal Description

Lot #7 100 feet by 183 feet, more or less, in the Popes Subdivision of Shady Grove located in the SE ¼ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama. Map of said division recorded in Book 4, Page 32 in Probate Office of Shelby County, State of Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/08/2024 11:10:13 AM
 \$100.00 PAYGE
 20240508000134770

Ami S. Byrd

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>Charlotte Brasher</u>	Grantee's Name	<u>Charlotte Brasher</u>
Mailing Address	<u>195 Fulton Rd</u> <u>Columbiana AL</u> <u>35051</u>	Mailing Address	<u>195 Fulton Rd</u> <u>Columbiana AL</u> <u>35051</u>
Property Address	<u>Blueberry Estate</u> <u>Atabaster</u>	Date of Sale	<u>5/7/24</u>
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	<u>70,000.00</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 value</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 <u>7 May 24</u>	Print <u>Charlotte Brasher</u>
<input type="checkbox"/> Unattested	Sign <u>Charlotte Brasher</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one