

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:
Chris Blankenship
Michelle Blankenship
7785 Hwy 47
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED EIGHTEEN THOUSAND TWO HUNDRED TWENTY AND NO/00 DOLLARS (\$218,220.00)**, 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 Blakenship and wife, Michelle Blankenship, as joint tenants with right of survivorship (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.

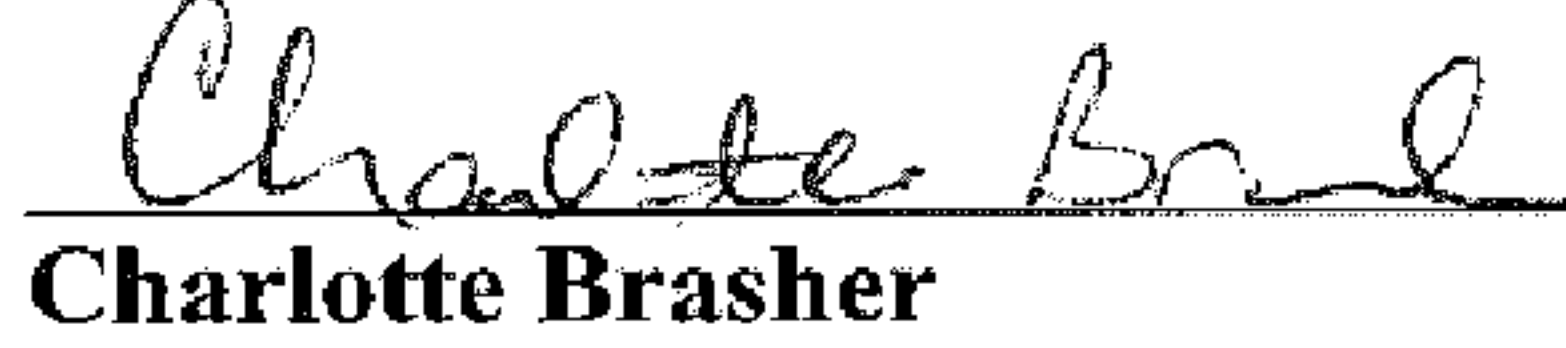
Grantors herein are all the heirs at law of Essie Mae Blakenship, who died May 15, 2022. Essie Mae Blankenship was one of the grantees in Instrument No. 20070511000223390. The other grantee, James Lewis Blankenship is deceased, having died December 10,2020.

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


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.


Notary Public
My Commission Expires: 9-1-24



Exhibit "A" – Legal Description

A part of the NW 1/4 of the NW 1/4, Section 15, Township 24 North, Range 15 East, Shelby County, Alabama, containing 1.34 acres, more or less, and being more particularly described as follows:

Commence at the Northwest corner of Sec. 15, T-24-N, R-15-E, thence run East along the North line of said section a distance of 1139.81 feet to the point of beginning; thence continue East along the North line of said section a distance of 191.35 feet to the Northeast corner of the NW 1/4 of the NW 1/4 of Sec. 15, T-24-N, R-15-E; thence turn an angle of 90 deg. 49 min. 57 sec. to the right and run South along the East line of said 1/4 1/4 section a distance of 325.00 feet; thence turn an angle of 44 deg. 42 min. 22 sec. to the right and run a distance of 422.81 feet to point of beginning; thence continue in the same direction along the same course a distance of 288 feet to a point on the right-of-way of Shelby County Highway 47; thence turn to the right and run in a northwesterly direction along the right-of-way line of Shelby County Highway 47 a distance of 290.52 feet to a point on the boundary of the property owned by Luke Jones; thence turn to the right and run in a northeasterly direction along the eastern edge of the Luke Jones property a distance of 188 feet to a point, which point is the southwest corner of a 5.05 acre parcel heretofore conveyed to Luke Jones by the parties hereto; thence turn to the right and run southeasterly along the southern boundary of the 5.05 acres heretofore conveyed to Luke Jones for a distance of 377.54 feet to point of beginning of the property herein conveyed.

This conveyance is subject to an easement for a driveway located on the westernmost 20 ft. thereof, and contains 1.34 acre, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/08/2024 11:10:14 AM
 \$246.50 PAYGE
 20240508000134780

Ann 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 Charlotte Brasher
 Mailing Address 195 Fulton Rd
Columbiana, AL 35051

Grantee's Name Chris Blankenship
 Mailing Address 7785 Hwy 47
Shelby, AL 35143

Property Address 7785 Hwy 47
Shelby AL 35143

Date of Sale 7 May 2024
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 218,220.00

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 Family split tax value

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 7-May-2024

Print Charlotte Brasher

Unattested

Sign Charlotte Brasher
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)