

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
MICHAEL BLAWN and JEANNETTE BLAWN

2105 Cox Hill
Coona 0 ca 92883

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **NINETEEN THOUSAND SEVEN HUNDRED NINETY SIX AND NO/100 DOLLARS (\$19,796.00)** to the undersigned GRANTOR, **CMH HOMES, INC., a Tennessee Corporation** (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **MICHAEL BLAWN and JEANNETTE BLAWN**, (herein referred to as GRANTEES) 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 SHELBY COUNTY, ALABAMA, to-wit:

Lot 10, according to the survey of Quail Estates, as recorded in Map Book 26, Page 73, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

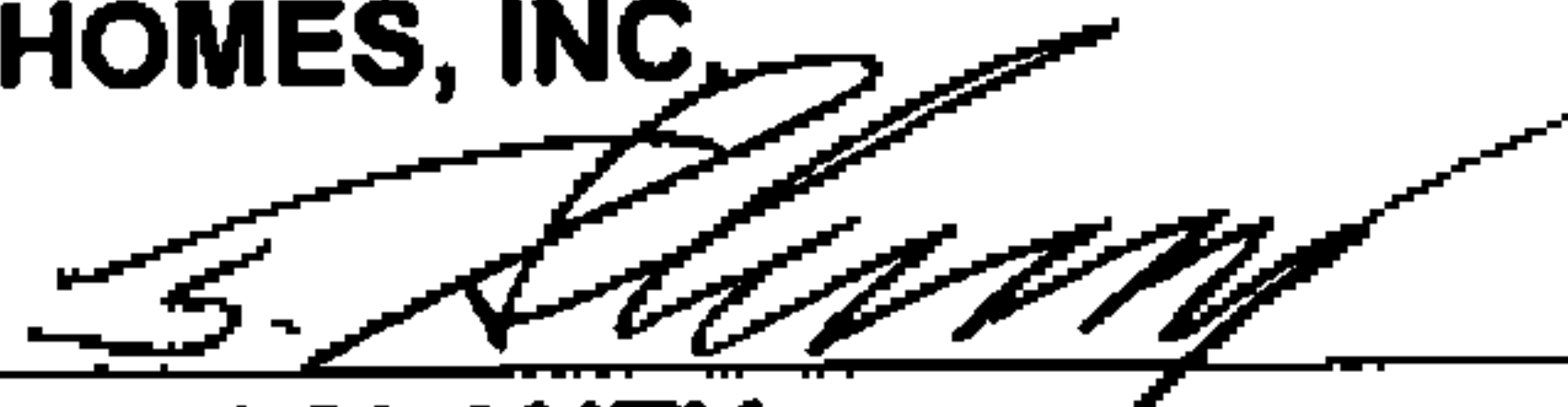
1. Taxes for the year 2025, which are a lien but not yet due until October 1, 2025.
2. Building lines, right of ways, easements, restrictions, covenants, reservations and conditions, if any.

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 or reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its **GENERAL MANAGER, TIM SLANEY**, who is authorized to execute this conveyance, has hereto set its signature and seal this 4th day of NOVEMBER, 2024.

CMH HOMES, INC.

BY: 
TIM SLANEY

AS: **GENERAL MANAGER**

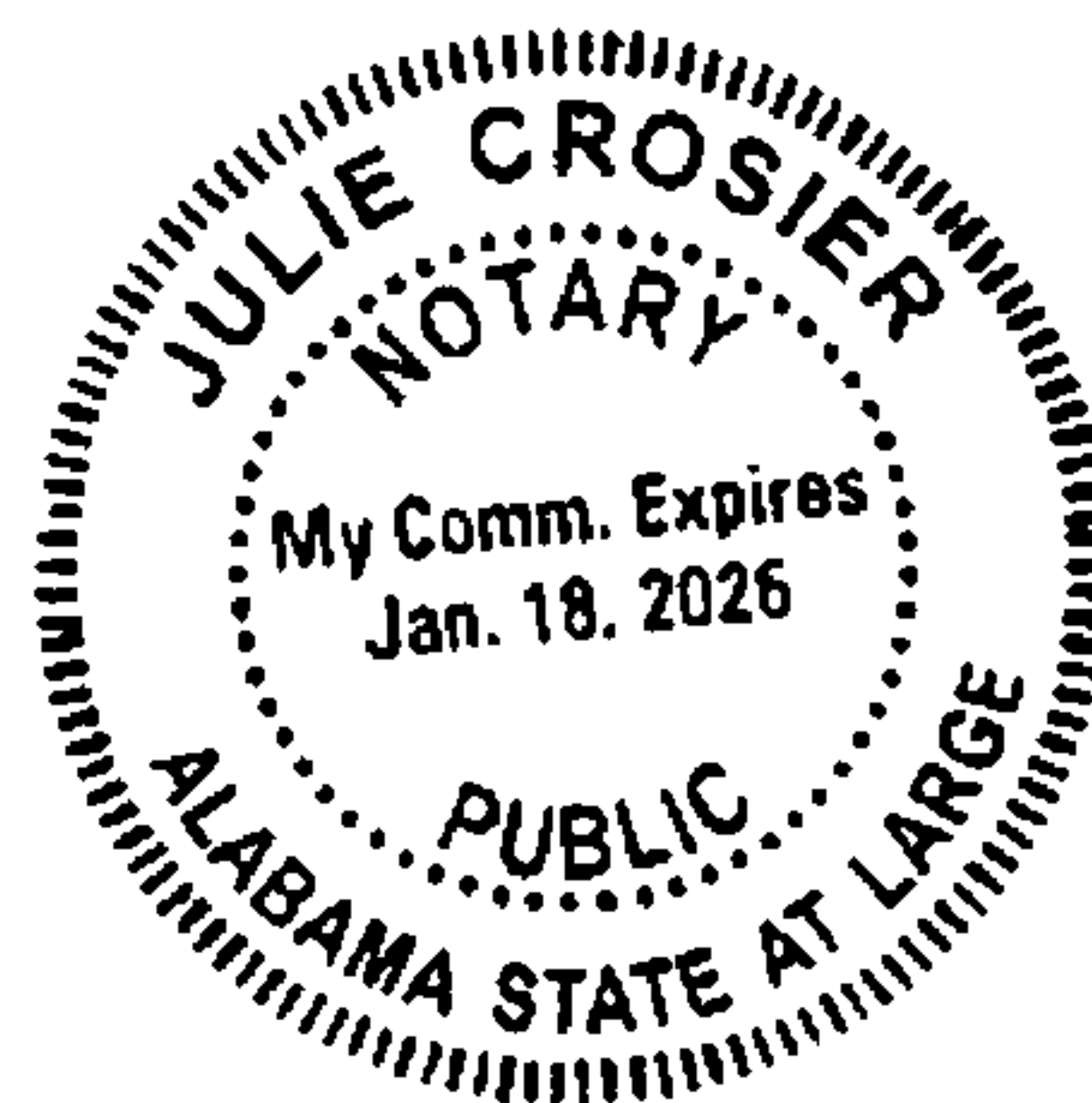
This instrument has been executed as required by the Articles of Incorporation and By-Laws and the same have not been modified or amended.

STATE OF ALABAMA
COUNTY OF CHILTON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **TIM SLANEY**, whose name as **GENERAL MANAGER** of **CMH HOMES, INC.**, a Tennessee Corporation, DBA Clayton Homes #819, 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 he, as such General Manager and with full authority, executed same for and as the act of said corporation.

Given under my hand and official seal this 4th day of NOVEMBER 2024.

Julie Crosier
NOTARY PUBLIC
My Commission Expires: JAN 18th 2026



Grantor's Name:
CMH HOMES, INC.
Mailing Address:
5000 CLAYTON ROAD
MARYVILLE, TN 37804

Property Address:
145 Quail Run Circle
Wilsonville, AL 35186

Grantee's name:
MICHAEL BLAWN and JEANNETTE BLAWN
Mailing Address:

2105 Cox Hill Dr.
Corona Ca 92883

Date of Sale: NOV 4th, 2024

Total Purchase Price: \$19,796.00

or

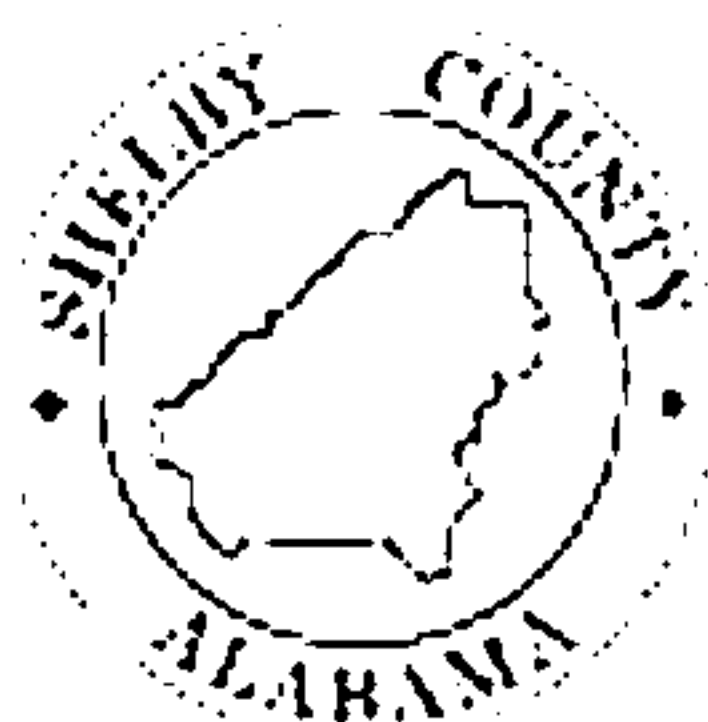
Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statements

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2024 01:18:25 PM
\$48.00 JOANN
20241107000347840

Allen S. Bayl