



20241115000355230 1/3 \$243.50
Shelby Cnty Judge of Probate, AL
11/15/2024 01:33:36 PM FILED/CERT

This Instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Madelyn M. Blackwell and Murray A.
Blackwell
207 Hidden Creek Parkway
Pelham, AL 35124

WARRANTY DEED

Joint With Right Of Survivorship

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of No Dollars And No/100 Dollars (\$0.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Madelyn M. Blackwell and Murray A. Blackwell, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Madelyn M. Blackwell and Murray A. Blackwell (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 211, according to the Survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, page 124, in the Probate Office of Shelby County, Alabama.

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

FILE NO.: CT-2401321

Shelby County, AL 11/15/2024
State of Alabama
Deed Tax: \$215.50

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 11th day of November, 2024.

Madelyn M. Blackwell

Madelyn M. Blackwell

Murray A. Blackwell

Murray A. Blackwell



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STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Madelyn M. Blackwell and Murray A. Blackwell 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 on this 11th day of November, 2024.

Deborah Hobbs

Notary Public

My commission expires: 4-28-2025



Real Estate Sales Validation Form

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

Grantor's Name Madelyn Blackwell
Mailing Address 207 Hidden Creek Pkwy,
Pelham,
AL 35124

Grantee's Name Madelyn Murray Blackwell
Mailing Address 207 Hidden Creek Pkwy,
Pelham,
AL 35124

Property Address 207 Hidden Creek Pkwy,
Pelham,
AL
35124

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 215,500

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



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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 11/15/2024

Unattested

(verified by)

Print

Sign

Madelyn Blackwell

Madelyn Blackwell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1