

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24--30123

Send Tax Notice To: Robert K. Godfrey
Stephanie Godfrey

2145 ANDER WAY
PENSACOLA, FL 32514

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 **Seven Hundred Twelve Thousand Five Hundred Dollars and No Cents (\$712,500.00)**, 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, **Brad Blankenship and Randle Gail Blankenship**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert K. Godfrey and Stephanie Godfrey**, 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

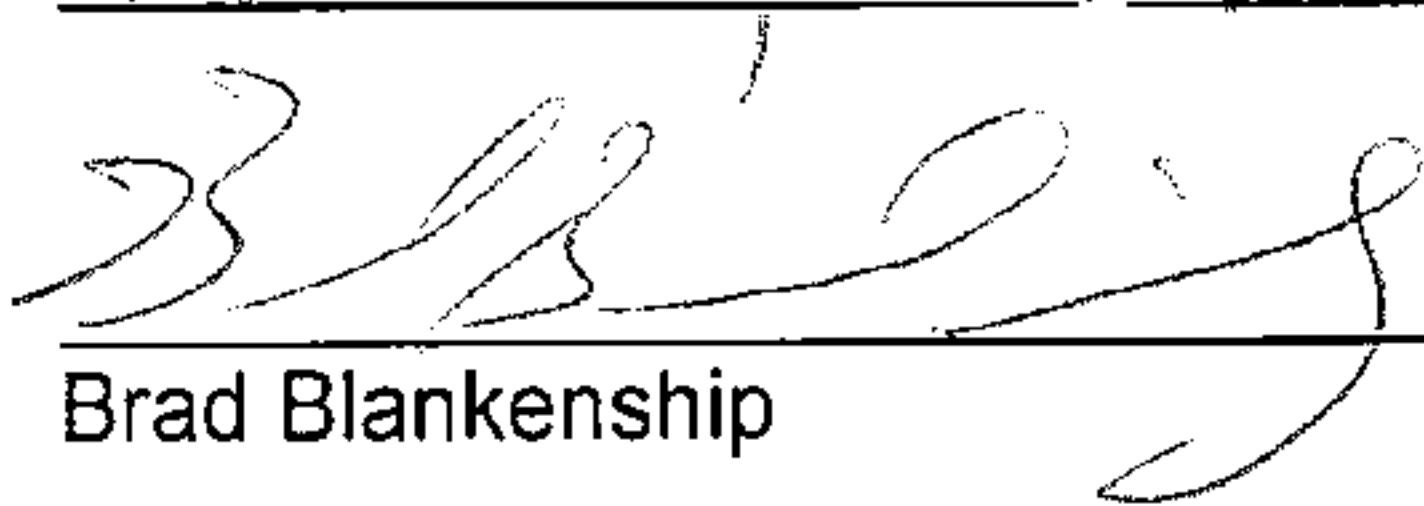
Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

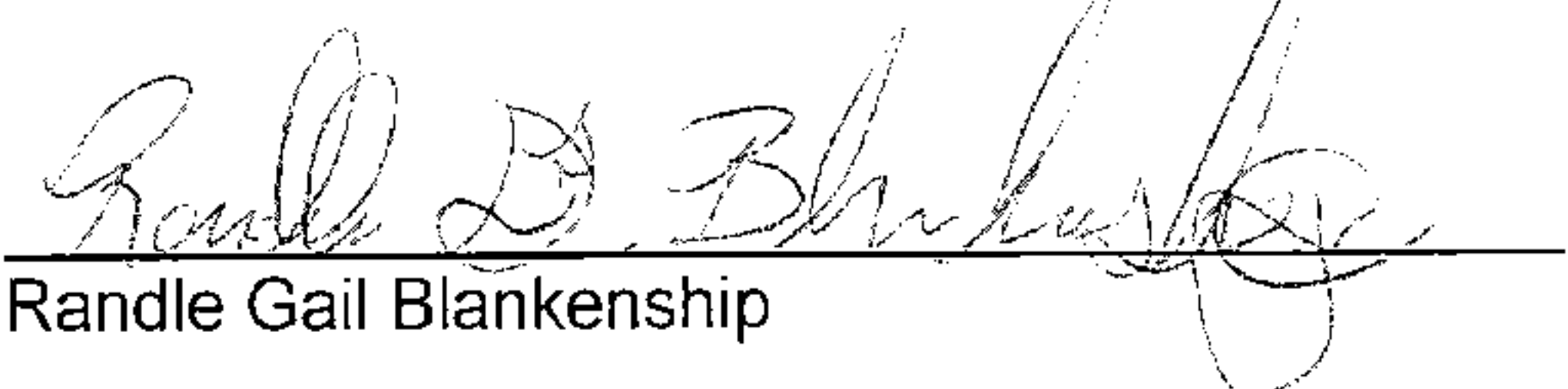
\$419,718.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 8th day of January, 2025.


Brad Blankenship

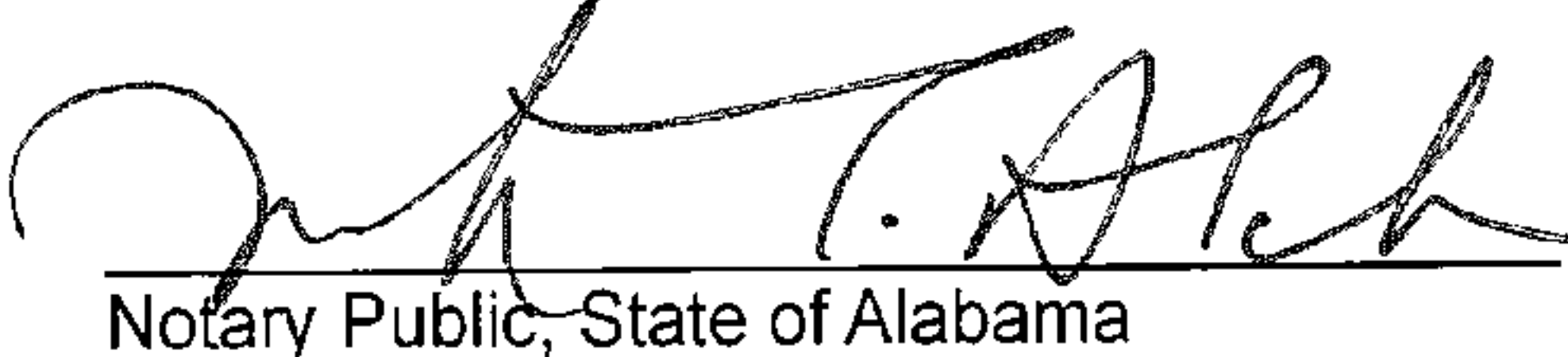

Randle Gail Blankenship

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 Brad Blankenship and Randle Gail Blankenship, 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 09th day of January, 2025.


Notary Public, State of Alabama

My Commission Expires: 08-19-2028

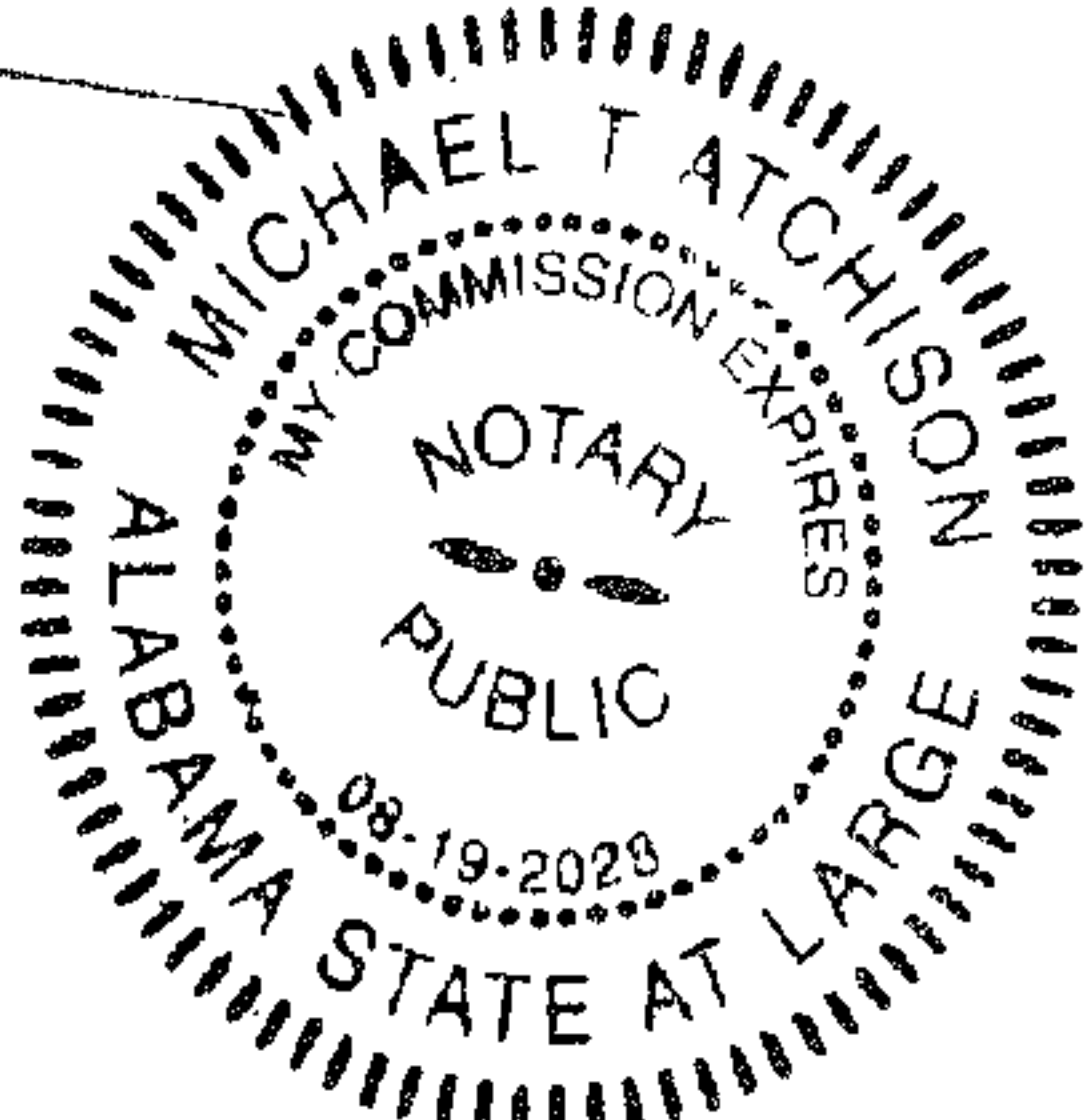


EXHIBIT "A"
LEGAL DESCRIPTION

From the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, run South 89 degrees 59 minutes 02 seconds East 1018.0 feet; thence North 00 degrees 58 minutes 35 seconds East 350.7 feet to the beginning point of the parcel of land herein described; from said point, run South 50 degrees 30 minutes 51 seconds East 143.69 feet; thence South 35 degrees 57 minutes 09 seconds East 156.61 feet; thence North 49 degrees 51 minutes 19 seconds East 15.55 feet; thence North 32 degrees 38 minutes 55 seconds West 21.21 feet; thence North 01 degree 21 minutes 06 seconds West 47.02 feet; thence North 11 degrees 06 minutes 04 seconds East 9.72 feet; thence North 19 degrees 10 minutes 28 seconds East 10.52 feet; thence North 30 degrees 36 minutes 14 seconds East 17.38 feet; thence North 47 degrees 14 minutes 50 seconds East 15.97 feet; thence North 50 degrees 48 minutes 38 seconds East 31.94 feet; thence North 44 degrees 31 minutes 44 seconds East 16.13 feet; thence North 26 degrees 02 minutes 25 seconds East 15.72 feet; thence North 06 degrees 02 minutes 48 seconds East 15.97 feet; thence North 09 degrees 03 minutes 08 seconds West 15.91 feet; thence North 15 degrees 22 minutes 46 seconds West 15.62 feet; thence North 08 degrees 01 minute 40 seconds West 12.03 feet; thence North 02 degrees 07 minutes 06 seconds East 11.96 feet; thence North 09 degrees 23 minutes 37 seconds East 24.05 feet; thence North 14 degrees 39 minutes 11 seconds East 19.61 feet; thence North 89 degrees 12 minutes 41 seconds West 7.00 feet; thence North 89 degrees 12 minutes 41 seconds West 265.59; thence South 00 degrees 58 minutes 35 seconds West, 64.89 feet, back to the beginning point.
Situating in Shelby County, Alabama.

ALSO: An Easement for Ingress and Egress described as follows:
From the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, run South 89 degrees 59 minutes 02 seconds east 1018.00 feet; thence North 00 degrees 58 minutes 35 seconds East 215.0 feet to the beginning of a 20 foot easement; thence along the West line of said easement North 00 degrees 58 minutes 35 seconds East 20.01 feet; thence South 89 degrees 00 minutes 00 seconds East 46.78 feet; thence North 60 degrees 58 minutes 00 seconds East 66.0 feet; thence South 50 degrees 30 minutes 51 seconds East 10.85 feet; thence South 35 degrees 57 minutes 09 seconds East 9.97 feet; thence South 60 degrees 58 minutes 00 seconds West 76.55 feet; thence 89 degrees 00 minutes 00 seconds West 52.13 feet back to the beginning point

Allen S. Bayal

Form RT-1