

SEND TAX NOTICE TO:

(Name) **James Lewis Blankenship
and Essie Mae Blankenship
7785 Highway 47
Shelby, AL 35143**

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One and no/100 Dollar (\$1.00)** and love and affection in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I or we **Ella Mae Blankenship, a widow**, (herein referred to as grantors) do grant, bargain, sell and convey unto **James Lewis Blankenship and Essie Mae Blankenship** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

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.

(Description and drafting instructions provided by parties.)

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 the 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, 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 persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 24th day of April, 1996.

Ella Mae Blankenship (SEAL)
Ella Mae Blankenship

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ella Mae Blankenship, a widow**, whose name or names 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 24th day of April, 1996.

Shirley Porter (SEAL)
Notary Public

My Commission expires July 11, 1998
Witness: Richard Earl
William Leroy Jiggins

Not # 1996-13479

04/26/96 11:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL