

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

BROWN-TURNER, L.L.C.
Attorneys at Law
211 22nd Street North
Birmingham, Alabama 35203

MARGARET A. GRAY
ROUTE 1 BOX 886
HELENA, ALABAMA 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY FOUR THOUSAND and 00/100 (\$94,000.00) DOLLARS to the undersigned grantor, BLAZER FINANCIAL SERVICES, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto MARGARET A. GRAY, AN UNMARRIED WOMAN and MICHAEL C. GRAY, AN UNMARRIED MAN, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995, which constitutes a lien, but are not yet due and payable until October 1, 1996.
2. riparian and other rights created by the fact that the subject property fronts on a creek.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Volume 1341, Page 275; Volume 138, Page 406 and Volume 190, Page 42.
4. Title to all minerals within and underlying the premise, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 114, Page 267.
5. Right of way as recorded in Deed Book 256, page 878; and Deed Book 280, pages 41 and 42.

\$92,740.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

05/03/1996 10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
\$15.00
0003

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BLAZER FINANCIAL SERVICES, INC., H.J. ELMORE, JR., by its MANAGER, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of May, 1996.

BLAZER FINANCIAL SERVICES, INC.

By: *H. J. Elmore, Jr.*
H. J. ELMORE, JR.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that H.J. ELMORE, JR., whose name as MANAGER of BLAZER FINANCIAL SERVICES, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 1st day of May, 1996.

James A. Bice
Notary Public

MY COMMISSION EXPIRES:

My commission expires: MAY 24, 1998

EXHIBIT "A"

A part of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama and run South 00°09'20" West for 249.31 feet; thence South 48°56'45" West for 371.92 feet to a point of intersection with the Southwesterly right of way line of Shelby County Highway No. 52, said point of intersection being the point of beginning of herein described property; thence continue South 48°56'44" West for 210.00 feet; thence North 35°36'15" West for 208.80 feet; thence North 48°56'46" East for 210.68 feet to a point of intersection with the southwesterly right of way of said Highway No. 52; thence South 35°25'06" East along said right of way for 208.86 feet to point of beginning.

Inst # 1996-14504

05/03/1996-14504
10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 15.00