

This instrument was prepared by

Send Tax Notice To: R. H. DRIFTMIER, JR.

(Name) GENE W. GRAY, JR.

name

384 AMHERST DRIVE

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED NINETY NINE THOUSAND AND NO/100-----
----- DOLLARS (\$199,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
THELAN D. BLACKWELL AND WIFE, PAMELA K. BLACKWELL

(herein referred to as grantors) do grant, bargain, sell and convey unto R. H. DRIFTMIER^{JR.} AND WIFE, CLARA SUE DRIFTMIER

(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 60, ACCORDING TO THE SURVEY OF GREYSTONE VILLAGE, PHASE I, AS RECORDED IN
MAP BOOK 18, PAGE 9 AND AMENDED IN MAP BOOK 20, PAGE 32 IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA. SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 1, 1999 AND THEREAFTER.
THOSE ITEMS SET OUT ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND
INCORPORATED HEREIN FOR ALL PURPOSES.

\$159200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1998-40992

10/20/1998-40992
02:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 48.50

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.

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, we have hereunto set OUR hand(s) and seal(s), this 15th
day of October, 19 98.

[Signature] (SEAL)
THELAN D. BLACKWELL

[Signature] (SEAL)
PAMELA K. BLACKWELL

BY: [Signature]
THELAN D. BLACKWELL AS
ATTORNEY IN FACT FOR PAMELA K.
BLACKWELL

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that THELAN D. BLACKWELL whose name as Attorney in Fact for PAMELA K. BLACKWELL under that certain Durable Power of Attorney recorded on _____ in _____ in the Probate Office of SHELBY County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily for and as the act of PAMELA K. BLACKWELL on the day the same bears date.

Given under my hand and official seal this 15th day of October, 1998.

[Signature]
Notary Public
Print Name: GENE W. GRAY, JR.
Commission Expires: 11/09/98