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Shelby Cnty Judge of Probate, AL
07/01/1974 12:00:00AM FILED/CERT

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FHA-AL-427-4
(9-14-72)

Position 5

This Instrument was Prepared by
Wallace, Ellis & Fowler
Attorneys at Law
Columbiana, Alabama 35051

WARRANTY DEED

(For Transfer Cases) - Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, made this 1st day of July, 1974, between

Doris A. Blankenship, a widow

of Shelby County, State of Alabama, party(ies) of the first part, and

Charles W. Blankenship and wife, Judy Blankenship

of Shelby County, State of Alabama, parties of the second part;

WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain, sell and convey unto the said parties of the second part, as joint tenants with the right of survivorship, the following

described land, lying and being in the County of Shelby, State of Alabama, to-wit:

The SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 21, Range 1 East.

Also an easement for the purpose of ingress and egress over and along the North 20 feet of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 21, Range 1 East, said easement to be perpetual and to run with the land.

The above-described land is subject to the following described mortgages:

- (1) That certain mortgage to the United States of America executed by Lummie Lee Ingram and wife, Fannie Mae Ingram dated the 13th day of February, 1947 and recorded in Mortgage Book 198, page 671 in the Office of the Judge of Probate of Shelby County, Alabama.
- (2) That certain mortgage to the United States of America executed by Arlie T. Blankenship and wife, Doris A. Blankenship dated the 9th day of February, 1951 and recorded in Mortgage Book 216, page 399, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) That certain mortgage to the United States of America executed by Arlie T. Blankenship and wife, Doris A. Blankenship dated May 14, 1954, and recorded in Mortgage Book 232, page 461, in the Office of the Judge of Probate of Shelby County, Alabama.

The above-described land is subject to the following described mortgage(s):

(4) That certain mortgage to the United States of America executed by Arlie T. Blankenship and wife, Doris A. Blankenship dated the 30th day of January,

19 64, and recorded in Mortgage Book 286, at Page 418, in the Office of the Judge of Probate of

Shelby County, Alabama:

(5) That certain mortgage to the United States of America executed by Arlie T. Blankenship and wife, Doris A. Blankenship dated the 21st day of August, 1967 and recorded in Mortgage Book 306, page 718, in the Office of the Judge of Probate of Shelby County, Alabama.

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and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD to said parties of the second part, 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 the said party(ies) of the first part does (do) for herself and for her

her heirs, executors, administrators and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of

them that she is (are) lawfully seized in fee simple of said premises; that the premises are

free from all encumbrances except as hereinbefore set forth; that she has (have) a good

right to sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set her hand(s) and seal(s), the day and year first above written.

Doris A. Blankenship (LS)

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, do hereby

certify that Doris A. 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, she executed the same voluntarily on the day the same bears date.

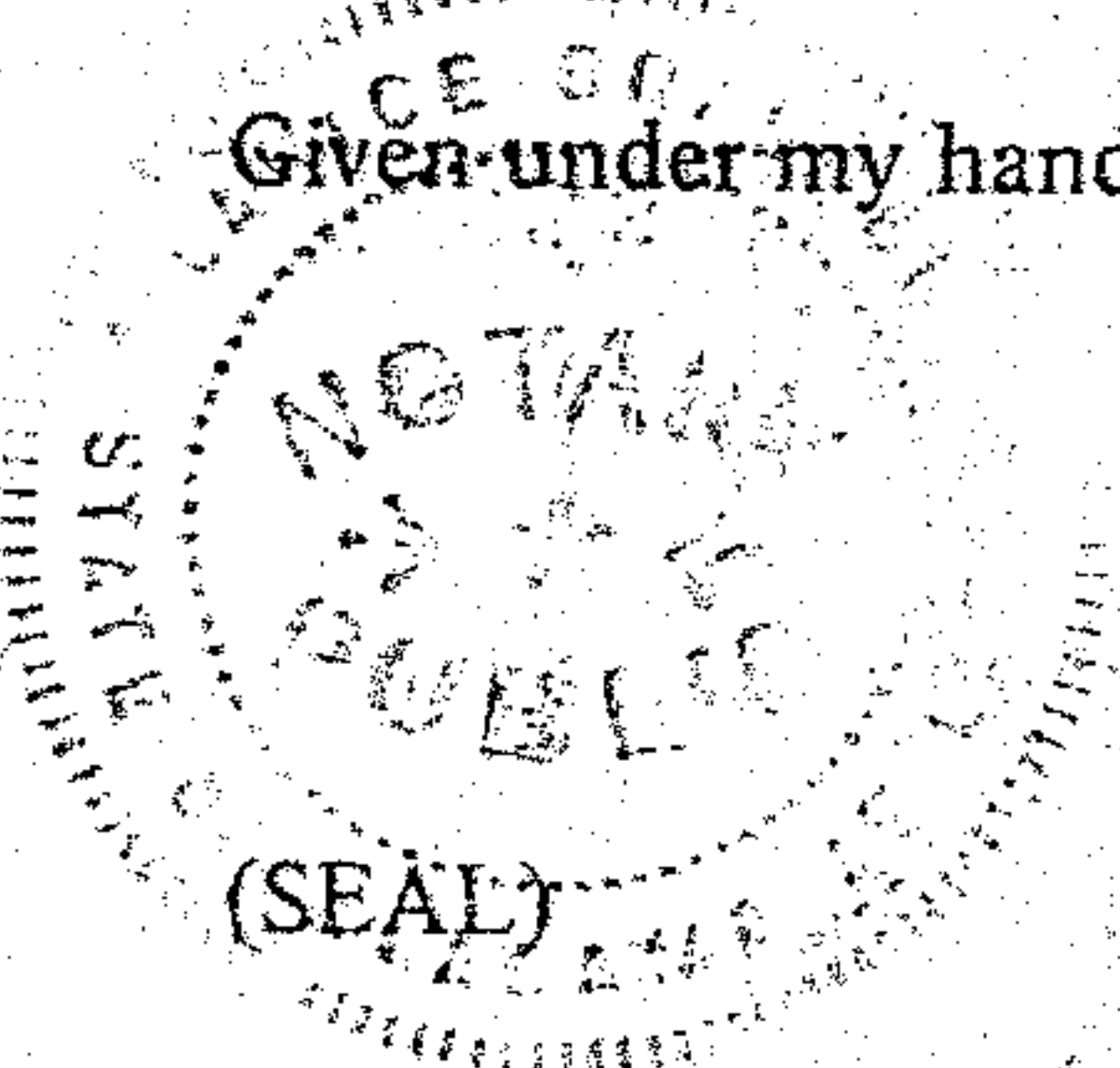
Given under my hand and seal this 1st day of July, 19 74.

Lynice Brasher
Notary Public

My Commission Expires 1/1/77

STATE OF ALA. SHELBY CO.
1 CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL -1 PM 2:58
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conceded by Authority

BOOK 287 PAGE 601



Wheeler