

This instrument was prepared by

(Name) Sloan Y. Bashinsky, II, Attorney at Law 8246

(Address) 503 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Four Thousand Nine Hundred and No/100-- (\$34,900.00) --- DOLLARS

See Mtg 357-622

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Leo Miskelly, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

T. Harold Blankenship, Jr. and wife, Gail Blankenship

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Lot 31, according to Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and amended map of Ivanhoe, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

\$33,150.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.



197609040000085080 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/04/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP -4 PM 3:58
Deed Jul 200
Conrad Miskelly
JUDGE OF PROBATE

117 JUNE 003 300

X0008

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 2nd day of September, 1976.

WITNESS:

(Seal)

(Seal)

(Seal)

Leo Miskelly
Leo Miskelly

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leo Miskelly, an unmarried man

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, A. D., 1976

Sloan Y. Bashinsky II

Notary Public