

This instrument was prepared by

(Name) ¹³⁷⁷ Richard W. Bell, Attorney at Law

(Address) Post Office Box 427, Pelham, Alabama, 35124.

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

8,000.00

That in consideration of good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charles W. Blankenship and wife, Judy L. Blankenship

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Pam Sullivan a married woman and W. Eugene Rutledge an unmarried man

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: Lot #4 as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28, in the Office of Judge of Probate, Shelby County, Alabama, said lot being more particularly described as follows: Commencing at the NW corner of NE 1/4 of SE 1/4, Section 34, Township 24 North, Range 15 East; run thence North 88 deg. 12 min. East along the North boundary line of said quarter-quarter section a distance of 605 feet to the NW corner of Lot #1; run thence South 0 deg. 06 min. East 150 feet to the NW corner of Lot #4 and the point of beginning of the lot herein described and conveyed; run thence South 0 deg. 06 min. East a distance of 50 feet; thence turn an angle to the left of 91 deg. 42 min. and run a distance of 100 feet; thence turn an angle to the left of 88 deg. 18 min. and run a distance of 50 feet; thence turn an angle to the left of 91 deg. 42 min. and run a distance of 100 feet to the point of beginning. Lot No. 3 as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28, in the Office of the Judge of Probate, Shelby County, Alabama. Grantor further conveys to grantees to right of ingrees and egress over and across the strip of land reserved by S. Benson situated between the South line of lots described in said Map and the North side of Waxhatchie Creek.

All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$1,500.00. No structures of a temporary nature, such as trailers, tents, shacks or boat houses shall be used as a residence, either temporarily or permanently. Subject to easements and rights of way of record, flood rights of Alabama Power Company, if any, and restrictions as recorded in Deed Book 215, at Page 416, and Page 445 in said Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 28th day of October, 1983.

Deed TAX 8.00
Rec 1.50
Jud 1.00
10.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
1983 OCT 28 PM 2:22

Charles W. Blankenship (Seal)
Judy L. Blankenship (Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Dorothy Jackson, a Notary Public in and for said County, in said State, hereby certify that Charles W. Blankenship and wife, Judy L. Blankenship, whose name is ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me on this day, 28th, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of OCTOBER, A. D., 1983.

Dorothy Jackson
Notary Public.