

SEND TAX NOTICE TO:

(Name) Don David Blankenship
Route 1, Box 145-B
(Address) Vandiver, Al. 35176

This instrument was prepared by

(Name) Attorney Maurice Rogers
712-18th Street, Ensley
(Address) Birmingham, Alabama 35218
FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty-Five Thousand and 00/100-----(\$35,000.00)----- DOLLARS

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

Floy G. Hobbs, a single woman

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

Don David Blankenship and wife, Lori D. Blankenship

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

A part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, described as follows: From the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section run Northerly along East boundary line of 208.71 feet; thence turn angle of 91 degrees 14 minutes 15 seconds to the left and run Westerly 417.42 feet; thence turn an angle of 53 degrees 33 minutes to the right and run Northwesterly 241.34 feet to point of beginning of lot herein described; thence turn an angle of 90 degrees 30 minutes to the left and run Southwesterly 145.57 feet feet, more or less, to a point on the East right of way line of Alabama State Highway No. 25; thence turn an angle of 121 degrees 51 minutes to the right and run Northwesterly along the East R.O.W. line of said highway for 160 feet; thence turn an angle of 55 degrees 58 minutes to the right and run Northeasterly 106.25 feet; thence turn an angle of 110 degrees 00 minutes to the right and run Southeasterly 147.0 feet, more or less, to point of beginning.

Minerals and mining rights excepted.

Subject to all restrictions, reservations, easements and covenants of record.

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 ~~do~~ do for myself ~~and for my heirs, executors, and administrators~~ and for my ~~heirs, executors, and administrators~~ covenant with the said GRANTEES, their heirs and assigns, that I am ~~lawfully~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~have~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~heirs, executors and administrators~~ 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 May, 19 84

WITNESS:

Don David Blankenship STATE OF ALA. SHELBY CO. (Seal)
Lori D. Blankenship I CERTIFY THIS
37.80 INSTRUMENT WAS FILED (Seal)
1984 MAY -4 AM 9:07 (Seal)

Floy G. Hobbs (Seal)
Floy G. Hobbs (Seal)
Floy G. Hobbs (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } OF ALABAMA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Floy G. Hobbs, a single woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of May, A. D. 19 84
Iron Point Credit Union Janet K. Craft
Notary Public.