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Shelby Cnty Judge of Probate, AL
04/05/1992 05:12:18 PM FILED/CERT

Actual
value
\$1000.00

This instrument was prepared by

(Name) Larry L. Halcomb, Atty. at Law

(Address) 3512 Old Montgomery Hwy.
Birmingham, Alabama 35209

Send Tax Notice To: Frederick C. Blandford, Jr.
name
5252 Valleybrook Trace
address
B'ham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Ten Dollars and other valuable consideration DOLLARS

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

Frederick C. Blandford, Jr. and wife, Janice G. Blandford,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Frederick C. Blandford, Jr. and Janice G. Blandford,
(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 8, according to the Resurvey of Valleybrook, Phase II, as recorded in Map Book 12,
Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1992.

Subject to agreement with Alabama Power Company as to Underground Residential Distribution as
recorded in Real Volume 158, Page 714.

Subject to terms, agreements and right of way to Alabama Power Company, as recorded in Real
Volume 158, Page 718.

Subject to restrictions appearing of record in Real Volume 168, page 977.

Subject to right of way granted to Alabama Power Company by instrument(s) recorded in Real
Volume 230, page 789.

Subject to notice to the grantee is hereby given that the recorded subdivision map, as recorded
in Map Book 12, Page 12, contains on the face of same a statement pertaining to natural lime sink.
No liability is assumed hereunder for same.

Subject to title to all minerals within and underlying the premises, together with all mining
rights and other rights, privileges, and immunities relating thereto as recorded in
Book 226, Page 98.

Subject to 35 foot building set back line from Valleybrook Trace; 5 foot easement along northerly lot line as shown by
recorded map.

\$116,000.00 of the purchase price recited above was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

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 23rd
day of March, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Frederick C. Blandford, Jr. (Seal)
Frederick C. Blandford, Jr.
Janice G. Blandford (Seal)
Janice G. Blandford (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Frederick C. Blandford, Jr. and wife, Janice G. Blandford
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, 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 23rd day of March A. D., 19 92

Larry L. Halcomb

Notary Public.

Commission Expires January 23, 1994