

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY FIVE THOUSAND & NO/100---- (\$45,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Kevin Blankenship and wife, Gina Blankenship (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Roger D. Ray, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of Tract 4, according to the survey of Fox Valley Acres, as recorded in Map Book 10 page 75 in the Probate Office of Shelby County, Alabama, being more particularly described as follows: A part of the SW 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the North line of said Section 4 a distance of 435.00 feet to a point; thence turn 88 deg. 15 min. 00 sec. right and run Southerly a distance of 1,339.63 feet to a point; thence turn 89 deg. 29 min. 42 sec. left and run 239.72 feet to a point; thence turn 90 deg. 29 min. 41 sec. left and run Northerly 1,429.88 feet to the point of beginning of the proeprty being described; thence continue along last described course 498.42 feet to a point on the Southerly margin of Shelby County Highway No. 266; thence turn 132 deg. 17 min. 36 sec. left and run Southwesterly along said margin of said road 103.93 feet to the P.C. of a curve to the right; thence turn 2 deg. 42 min. 56 sec. right to chord and run along said margin of said road a chord distance of 53.17 feet to a point; thence turn 60 deg. 45 min. 39 sec. left from chord and run 89.73 feet to a point; thence turn 11 deg. 11 min. 19 sec. right and run 106.61 feet to a point; thence turn 9 deg. 53 min. 19 sec. right and run 96.80 feet to a point; thence turn 15 deg. 46 min. 13 sec. left and run 82.89 feet to a point; thence turn 74 deg. 01 min. 29 sec. left and run Easterly 116.22 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$33,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 651 Fox Valley Farms Road, Maylene, Alabama 35114.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of April, 1995.

Kevin Blankenship (SEAL)
Kevin Blankenship

Gina Blankenship (SEAL)
Gina Blankenship

05/02/1995-11356
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JGE MCD 23.00

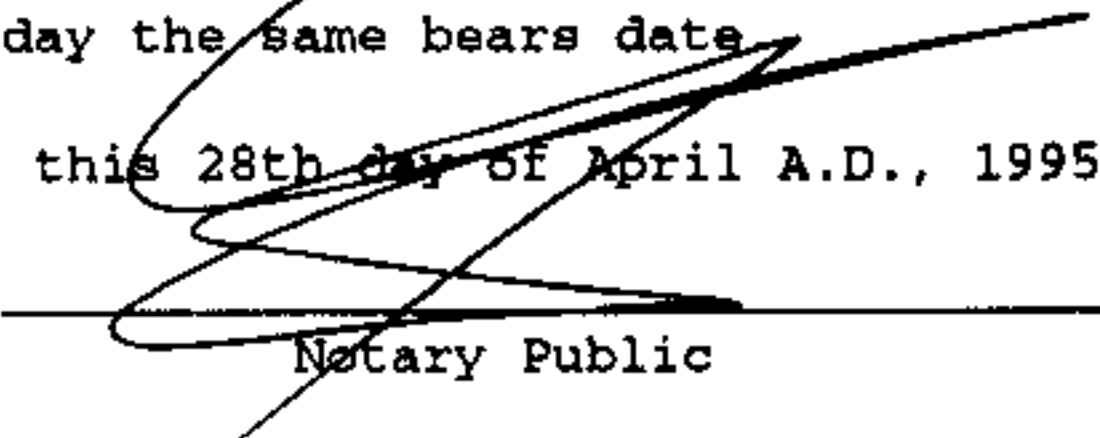
Inst # 1995-11356

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Kevin Blankenship and wife, Gina Blankenship 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 28th day of April A.D., 1995


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

Inst # 1995-11356

05/02/1995-11356
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 23.00