

✓ This Instrument Was Prepared By:  
 Theresa A. Tkacik  
 Attorney At Law  
 2162 Highway 31 South  
 Pelham, Alabama 35124

Send Tax Notice To:  
 Leroy and Catherine Blankenship  
 3880 Highway 77  
 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
 COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty Thousand Dollars and No/100's (\$30,000.00) to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I, Hazel Lewis Hatcher, a married woman, Mary Jo Lewis, a widowed woman, and Rick E. Lewis, a married man, being the heirs at law of Dewey R. Lewis and Alta Wyatt Lewis, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Leroy Blankenship, and wife, Catherine Blankenship, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Begin at the Northeast corner of Section 2, Township 21, Range 3 West, and run West along the North boundary of said Section 2 a distance of 966 feet to a point on the West right-of-way of the L & N Railroad; thence turn an angle of 83 degrees 6 minutes to the left and run 296.45 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 83 degrees 6 minutes to the right and run a distance of 140 feet; thence turn an angle of 83 degrees 6 minutes to the left and run a distance of 60 feet; thence turn an angle of 96 degrees 54 minutes to the left and run a distance of 140 feet; thence turn an angle of 83 degrees 6 minutes to the left and run a distance of 60 feet to the point of beginning; all being situated in Shelby County, Alabama.

SUBJECT TO: Easements, right-of-way, covenants, restrictions, permits, and building set back line(s) of record.

SUBJECT TO: Liens, defects, encumbrances, mortgages, and claims of record.

SUBJECT TO: Any part of lands described herein lying within a public road.

The grantors being the surviving heirs of Dewey R. Lewis, having deceased on or about July 17, 1973, and Alta Wyatt Lewis having deceased on or about October 20, 1994.

The above described lands do not constitute the homestead of Hazel Lewis Hatcher, nor her spouse, nor do the above described lands constitute the homestead of Rick E. Lewis, nor his spouse.

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

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during the joint lives of the grantees herein) in the event one grantee 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 We do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that We have a good right to sell and convey the same aforesaid; that We will and 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 and seal, this 26th day of September, 1995.

Hazel Lewis Hatcher (seal)  
Hazel Lewis Hatcher

Mary Jo Lewis (seal)  
Mary Jo Lewis  
By: Hazel Lewis Hatcher, Attorney in Fact

Rick E. Lewis (seal)  
Rick E. Lewis

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Hazel Lewis Hatcher, Mary Jo Lewis, by and through her attorney in fact, and Rick E. Lewis, 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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 1995.

Shirley A. Hatcher  
Notary Public  
MY COMMISSION EXPIRES SEPTEMBER 19, 1997  
My Commission Expires:

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