

This form furnished by: **Cahaba Title, Inc.**

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FAX 988-5903

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) KEITH A. BLANCHARD & REBECCA F. BLANCHARD
(Address) 1150 Dearing Downs Drive
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand Nine Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we,
ROBERT S. FOSTER and wife, CYNTHIA C. FOSTER

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

KEITH A. BLANCHARD and REBECCA F. BLANCHARD and FRANK E. BLANCHARD

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

SHELBY

County, Alabama, to-wit:

Lot 41, according to the Survey of Dearing Downs, Third Addition, as recorded
in Map Book 8 page 15 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

Inst # 1995-30974

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10/27/1995-30974
02:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 127.50

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 said GRANTEEES, 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 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 GRANTEEES, 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 20th
day of October, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

Robert S. Foster (Seal)
ROBERT S. FOSTER
Cynthia C. Foster (Seal)
CYNTHIA C. FOSTER

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby
certify that ROBERT S. FOSTER and wife, CYNTHIA C. FOSTER, whose name s 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 seal of office this 20th day of October

MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires:

A.D. 19 95
James A. Holliman