

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
CHARLES P. BLANKENSHIP
3052 Old Stone Drive
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 136,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **CHARLES B. YOUNG and wife, PATRICIA C. YOUNG** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHARLES P. BLANKENSHIP AND TRINA C. 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:

Lot 19A, according to the amended Map of a Resurvey of Lots 16 through 22, Block 1, Town of Adam Brown, as recorded in Map Book 14, Page 36, in the Probate Office of Shelby County, Alabama."

SUBJECT TO:

1. All taxes due in the year 1996 and thereafter.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 64, Page 267.
3. Terms, agreements and right of way to Alabama Power Company recorded in Misc. Book 37, Page 482.
4. Restrictions appearing of record in Misc. Book 17, Page 865; and amended in Misc. Book 20, Page 307.
5. Agreement with Alabama Power Company for underground residential distribution recorded in Misc. Book 37, Page 483.
6. Right of way to Alabama Power Company recorded in Deed Book 329, Page 308.
7. Right of way to South Central Bell Telephone Company recorded in Deed Book 333, Page 39.
8. 20 foot driveway easement vacated by plat along South portion of said lot; 30 foot rear setback line along North portion of said lot; and 20 foot sanitary sewer easement along North portion of said lot, as shown on the recorded map.

\$ 129,675.00 of the total consideration 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

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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 it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as 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 seals this 13th day of May, 1996.

Charles B. Young
CHARLES B. YOUNG

Patricia C. Young
PATRICIA C. YOUNG

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES B. YOUNG and wife, PATRICIA C. YOUNG, 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 13th day of May, 1996.

Judith L. Saam
NOTARY PUBLIC

My Commission Expires:

(SEAL)



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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.00