

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Jeffrey S. Atkins and Heather S. Atkins
 (Address) 1225 6th Avenue NW
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ninety Two Thousand Six Hundred Fifty and No/100 ----- **DOLLARS**
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
James A. Buchanan, An Unmarried Man and Georgia Gayle Buchanan, An Unmarried Woman
 (herein referred to as grantors), do grant, bargain, sell and convey unto

Jeffrey S. Atkins, Heather B. Atkins, Gary W. Blanton and Linda Blanton
 (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 10, in Block 3, according to the Survey of Resurvey of Fernwood-Third Sector, as
 recorded in Map Book 7, Page 80, in the Probate Office of Shelby County, Alabama.
 Minerals and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1996 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.

\$ 90,491.00 of the purchase price is being paid by the proceeds of a first
 mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-36934

11/06/1996-36934
 01:34 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 13:00

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 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 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 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 24th
 day of October, 19 96.

WITNESS

 _____ (Seal)
 _____ (Seal)
 _____ (Seal)

James A. Buchanan (Seal)
Georgia Gayle Buchanan (Seal)
 _____ (Seal)

STATE OF ALABAMA

Shelby County } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby
 certify that James A. Buchanan, An Unmarried Man and Georgia Gayle Buchanan, An Unmarried Woman, whose name 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 24th day of October, A.D., 19 96.

My Commission Expires

Notary Public