

3916 2556
THIS DEED IS BEING RE-RECORDED TO RECITE THAT THIS IS THE SAME PROPERTY AS SETFORTH IN INSTRUMENT #1995-23846.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MICHAEL A. BLAIR
1150 BIG CLOUD CIRCLE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY FIVE THOUSAND and 00/100 (\$95,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LAVERNE E. RIKARD, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL A. BLAIR, A MARRIED PERSON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 11, NAVAJO HILLS, FOURTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

A PART OF LOT 11, NAVAJO HILLS, FOURTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 95, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF SAID LOT 11 AND RUN SOUTH ALONG THE WEST LINE OF SAID LOT 11 FOR A DISTANCE OF 221.24 FEET TO THE SW CORNER OF SAID LOT 11; THENCE TURN LEFT AND RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.0 FEET, AND RUN FOR A DISTANCE OF 21.03 FEET TO THE END OF SAID CURVE; THENCE TURN LEFT AND RUN NORTHWESTERLY IN A STRAIGHT LINE FOR A DISTANCE OF 231.9 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. 35 foot minimum building line along south side of lot as shown by recorded map.
3. 7.5 foot easement along North side of lot as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Restrictive covenants as set forth in Misc. Record 2, page 549, as recorded in the Probate Office of Shelby County, Alabama.
6. Right of way to Southern Natural Gas as set forth in Deed Book 90, page 281, in the Probate Office of Shelby County, Alabama.

Inst # 1996-26024

Inst # 1997-15925

05/22/1997-15925
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

10/30/1996-26024
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 16.00

7. Right of way granted to South Central Bell Telephone Company as set forth in Deed Book 279, page 201, in the Probate Office of Shelby County, Alabama.

\$90,250.00 of the consideration herein was derived from a mortgage 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 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 the said GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LAVERNE E. RIKARD, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 11th day of October, 1996.

Laverne E. Rikard
LAVERNE E. RIKARD

05/22/1997-15925
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LAVERNE E. RIKARD, AN UNMARRIED PERSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of October, 1996.

Mary Margaret Hoff
Notary Public

My commission expires: 8/22/2000

Inst # 1996-36024

10/30/1996-36024
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 16.00