

Safetrans File No.: 67300  
This Instrument Prepared By:  
Lamar Ham  
3512 Old Montgomery Hwy.  
Birmingham, AL 35209

Customer File No.: MED212-698

Send Tax Notice To:  
Glenn R. Blankenship  
409 Eaton Road  
Hoover, AL 35242

WARRANTY DEED

Inst # 1997-20927

THE STATE OF ALABAMA,  
Jefferson, COUNTY. }

\$221,000.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty One Thousand & 00/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Steven F. Ritter and Nancy B. Ritter, husband and wife (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Glenn R. Blankenship and Zita J. Blankenship, as Joint Tenants with Right of Survivorship (herein referred to as GRANTEE(S)), their heirs and assigns, the following described Real Estate, situated in the County of Jefferson, and State of Alabama, to-wit:

Lot 31, according to the Amended Map of Greystone Village, Phase 2, as recorded in Map Book 19, page 13, in the Probate Office of Shelby County, Alabama.

\$ 176,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do not covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as herein above provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seal S, this 27th day of March, 19 97.

Steven F. Ritter (L. S.)  
Nancy B. Ritter (L. S.)  
Nancy B. Ritter (L. S.)

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THE STATE OF ALABAMA,  
Jefferson, COUNTY. }

I, Anna Alverson, a Notary Public in and for said State Alabama hereby certify that Steven F. Ritter and Nancy B. Ritter, husband and wife 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 27th day of March, 19 97.

My Commission Expires Feb. 14, 2001. Anna Alverson Notary Public

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FOR RECORDING ONLY

Inst # 1997-20927  
07/03/1997-20927  
01:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 53.00