. WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

Send Tax Notice To: Billie Grubbs Blankenship and
Gilbert Blankenship

STATE OF ALABAMA)

1221 Broken Bow Circle
Alabaster, Alabama 35007

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE HUNDRED TWENTY-SIX THOUSAND ONE HUNDRED AND 00/100 (\$ 126,100.00) DOLLARS to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, HENRY H. COLE, JR. AND WIFE, DOROTHY COLE, herein referred to as Grantors, do grant, bargain, sell and convey unto BILLIE GRUBBS BLANKENSHIP AND GILBERT 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 56, according to the Survey of Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95, in the Probate office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

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Subject to: 1. General and special taxes or assessments for the Year 1988 and subsequent years not yet due and payable. 2. Building setback line of 35 feet reserved from Broken Bow Circle as shown by plat. 3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 32, Page 221, in Probate Office. 4. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 316, Pages 345 and 851, in Probate Office. 5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, Page 294, in Probate Office.

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 we do for ourselves and for our heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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.

07/02/1998-24944
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 137.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of May, 1998.

Heary H. Cole. Jr.

(SEAL)

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry H. Cole, Jr. and wife, Dorothy Cole, 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 15th day of May, 1998.

John Ry Public

This instrument was prepared by: '
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

LOST # 1998-24944

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