

This Document prepared by:
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2491 PELHAM PARKWAY
PELHAM AL 35124

Send Tax Notice to:

TO CLEAR TITLE

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Ten dollars to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Viola Bentley, an unmarried woman (herein referred to as grantors) do grant, bargain and sell and convey unto Billie 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:

See attached Exhibit A for legal description which is hereby incorporated by reference and made a part hereof as though fully set out herein.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any.

TO HAVE AND TO HOLD, unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns and 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 (ours) heirs, executors and administrators covenant with the 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 a good right to sell and convey the same as aforesaid; that I (we) will and my (ours) 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.

Given under my hand and seal on this the 9th day of July, 1997.

Viola Bentley
Viola Bentley

STATE OF Alabama)

Shelby COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Viola Bentley, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, executed the same voluntarily.

Given under my hand and official seal this the 9th day of July, 1997.

Darius L. Brown
NOTARY PUBLIC

My commission expires:

Notary Public, Cobb County, Georgia
My Commission Expires April 30, 2000

07/02/1998-24949
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

Inst # 1998-24949

Exhibit "A"

Begin at the NE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence East 66 feet; thence Southeast 218 feet to the point of beginning; thence continue Southeast 220 feet; thence East 200 feet; thence Northwest 220 feet; thence West 200 feet to the point of beginning; being situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama.

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