

\$94,000.00

Inst # 1998-25930

This instrument was prepared by:

Please Send Tax Notice to:

Stephen D. Keith, Attorney at Law  
One Chase Corporate Center  
Suite 490  
Birmingham, Alabama 35244

Jeff S. Atkins & Heather B. Atkins  
1225 6th Avenue N.W.  
Alabaster, Alabama 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, **Gary W. Blanton and wife, Linda Blanton** (marital status) (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Jeff S. Atkins and wife, Heather B. Atkins**, (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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.**

Subject to:

1. Taxes for the year 1998 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all

07/09/1998-25930  
10:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCO  
12:00

GWB  
LB.

Just the

