

Send Tax Notice To:

Martin L. Blankenship  
6202 Waterford Place  
Pelham, Alabama 35214

STATE OF ALABAMA )  
SHELBY COUNTY )

\$65,000<sup>00</sup>

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS IS A WARRANTY DEED executed and delivered this the 10<sup>th</sup> day of November, 1998 by **JEBB R. BLANKENSHIP** and husband **MARTIN L. BLANKENSHIP** (hereinafter collectively referred to as the "Grantors"), to **MARTIN L. BLANKENSHIP** (hereinafter referred to as the "Grantee") and entered pursuant to that certain Final Judgment and Divorce Decree, Case Number: DR- 98-678.

KNOW ALL MEN BE THESE PRESENTS:

That in consideration of the sum of Five Hundred Dollars (~~\$500.00~~) in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, **MARTIN L. BLANKENSHIP**, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 16, according to the Survey of Valley Station, First Sector, as recorded in Map Book 7, Page 47, in the Probate Office of Shelby County, Alabama.**

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1999, not yet due and payable and subsequent years and any general and special taxes or assessments for 1999 and subsequent years not yet due and payable;
2. Set back line easements as shown on recorded map;
3. Restrictions and covenants appearing of record in Volume 544, Page 70;
4. Right-of-way granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Volume 312, Page 166 and Deed Volume 313, Page 710;
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

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09:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 77.00

Inst # 1998-44798

TO HAVE AND TO HOLD, to said Grantee, his heirs and assigns forever.

And said Grantors do for themselves, their successors and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they and their successors and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal this the 10<sup>th</sup> day of November, 1998

Jebb R Blankenship  
JEBB R. BLANKENSHIP, Grantor

Martin L. Blankenship  
MARTIN L. BLANKENSHIP, Grantor

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JEBB R. BLANKENSHIP and MARTIN L. BANKENSHIP, as Grantors, are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, in their capacity as Grantors, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of November, 1998.

Notary Public Mary Ann Flannery  
My Commission Expires: 7/23/02

THIS INSTRUMENT PREPARED BY:

Return: ✓ Klari B. Tedrow  
Caine-Turner & Tedrow  
1824 29th Avenue South, Suite 224  
Birmingham, Alabama 35209

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