

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

(Name) Richard K. Blaising

(Address) 3025 W. 130th St
Pelham, AL 35124

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, AL 35051

Form 1-1-8 Rev. 1/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Richard K. Blaising, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard K. Blaising, Richard H. Blaising and Mark A. Blaising

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

PARCEL I:

All that part of the South 1/2 of the SW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 3 West, which lies West of the Siluria and Montevallo Road and North of a settlement road of the width of 20 feet, running Westerly from the Siluria and Montevallo Road, and better described in a deed from E. L. Garrett to M. E. Harless as recorded in Deed Book 71, Page 181, in the Probate Office of Shelby County, Alabama. ALSO there is hereby described any part or portion of the NW 1/4 of the SE 1/4 of Section 26, Township 21 South, Range 3 West, which may lie North of said settlement road.

PARCEL II:

Commence at the southeast corner of the SE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, this being the point of beginning; thence run Westerly along the south line thereof 515.00 feet; thence turn right 142 degrees 03 minutes 40 seconds and run northeasterly 633.85 feet; thence turn right 125 degrees 43 minutes 10 seconds and run Southerly 390.00 feet to the point of beginning.

Subject to restrictions, easements and rights of way of record.

The above described property is not the homestead of the grantor or of his respective spouse.

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 I (we) do for myself (ourselves) and for my (our) 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 (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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 9th

day of January, 1998

WITNESS:

(Seal)

Richard K. Blaising

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State,

hereby certify that Richard K. Blaising

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 9th day of January A. D. 1998

Notary Public.

12/28/1998-51615
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10:00
JUL 10 2001

Inst # 1998-51615

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