

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHERIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: RYAN A. BLAIR
name
2737 WELLINGTON DRIVE
address
PELHAM, ALABAMA 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$129,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, TERRY RONE FREW

(herein referred to as grantors) do grant, bargain, sell and convey unto RYAN A. BLAIR AND WIFE, TRACIE C. BLAIR

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

County, Alabama to-wit:

LOT 8, ACCORDING TO THE SURVEY OF CHANDA TERRACE, 6TH SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1999 AND THEREAFTER.

RESTRICTIONS APPEARING OF RECORD IN BOOK 389, PAGE 850.

RESTRICTIONS, BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED MAP.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 179, PAGE 375; DEED BOOK 264, PAGE 28; DEED BOOK 306, PAGE 390; DEED BOOK 315, PAGE 207; DEED BOOK 333, PAGE 706 AND INSTRUMENT #1992-26814.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HER SPOUSE.

\$123,000.00 OF THE CONSIDERATION WAS PAID FROM ~~the proceeds~~ ^{Inst. 1999} OF A MORTGAGE LOAN.

02/01/1999-04379
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 15.00

TO HAVE AND TO HOLD unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 28th day of January, 19 99.

(Seal)

Terry Rone Frew (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that TERRY RONE FREW, whose name(s) 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 on the day the same bears date.

Given under my hand and official seal this 28th day of

January

A.D. 1999

Gene W. Gray, Jr.

Notary Public