

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Daniel W. Blankenship
(Address) 104 Johnson Street
Columbiana, AL 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Thousand and no/100-----DOLLARS

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

Jeff D. Falkner, Jr. and wife, Janice M. Falkner

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

Daniel W. Blankenship and wife, Tracy S. 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:

Inst # 1999-34784
08/19/1999-34784
08:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10:00 AM

Commence at the Northwest corner of the NE 1/4 of NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degree 51 minutes East a distance of 447.00 feet to a point on the South right of way line of the Southern Railroad to an iron pin and the Northeast corner of Columbiana Homes, Inc. Housing Project; thence continue South 1 degree 51 minutes East a distance of 791.19 feet to a point on the South right of way line of Alabama Highway No. 70; thence turn an angle of 99 degrees 12 minutes to the left and run along the South right of way line of said Highway, a distance of 246.01 feet to the point of beginning; thence continue in the same direction along the South right of way line of said Highway a distance of 100.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 200.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 100.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 200.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way, and permits of record. Also subject to that certain mortgage from Jeff D. Falkner, Jr. and wife, Janice M. Falkner, to First Alabama Bank, dated September 11, 1989, recorded in Real Record 255, Page 659, in Probate Office.

\$68,800.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 the 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, we have hereunto set our hand(s) and seal(s), this 13th day of August, 1999.

WITNESS:

(Seal)

(Seal)

(Seal)

Jeff D. Falkner, Jr.

Janice M. Falkner

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff D. Falkner, Jr. and wife, Janice M. Falkner whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, A. D. 19 99.

Notary Public