

This instrument was prepared by:
Kelley Winston
2700 Highway 280 East, Ste. 60
Birmingham, AL 35223

Send Tax Notice to
Douglas and Jacqueline Hall
2995 Highway 77
Columbiana, AL 35051

619101571

Inst # 1999-46847

WARRANTY DEED, Joint Tenants with Right of Survivorship

11/16/1999-46847

10:15 AM CERTIFIED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

SHELBY COUNTY CLERK OF PROBATE
DOE 01 15.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY NINE THOUSAND NINE HUNDRED and 00/100 (\$89,900.00) Dollars**, to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **DARRYL BLANKENSHIP, AND WIFE, MICHELE BLANKENSHIP** (herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto **DOUGLAS M. HALL, SR. AND JACQUELINE P. HALL** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" which is attached hereto and incorporated herein.

\$85,400.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

Subject to: (1) Ad valorem taxes not yet due and payable, and
(2) all easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD, unto the said Grantee, 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 Grantee 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 Grantee herein shall take as tenants in common.

AND, we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 21st day of October, 1999.

WITNESS:

GRANTOR(S):

Darryl Blankenship
Darryl Blankenship

Michele Blankenship
Michele Blankenship

**STATE OF ALABAMA)
COUNTY OF JEFFERSON)**

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Darryl Blankenship and Michele Blankenship, whose names 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of October, 1999.

Kelley Winston
NOTARY PUBLIC
My Commission Expires

MY COMMISSION EXPIRES
OCTOBER 8, 2001

EXHIBIT "A"

From the NE corner of Section 33, Township 21 South, Range 1 East, proceed south along the east line of said section, a distance of 148.73 feet, to the west R.O.W. line of Shelby County Hwy. No. 77; thence turn a deflection angle of 05 degrees 24 minutes 30 seconds to the right and proceed a chord distance of 299.20 feet; thence turn a deflection angle of 85 degrees 10 minutes 00 seconds to the right and proceed a distance of 446.80 feet; thence turn an deflection angle of 89 degrees 25 minutes 30 seconds to the right and proceed a distance of 446.88 feet to the north line of said section 33; thence turn a deflection angle of 90 degrees 34 minutes 30 seconds to the right and proceed east, along the north line of said Section 33 a distance of 475.00 feet to the point of beginning. Situated in the NE 1/4 of the NE 1/4 of Section 33, Township 21, Range 1 East, Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 15.50