

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 212, Birmingham, AL 35223
205.871-9905

Please send tax notice to: Jason M. Blankenship
21 Saxon Lane
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**


20030618000381640 Pg 1/2 30.00
Shelby Cnty Judge of Probate, AL
06/18/2003 10:34:00 FILED/CERTIFIED

That in consideration of one hundred twenty thousand and no/100 dollars, (\$120,000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

T. Harold Blankenship, Jr. and spouse Gail Blankenship

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

Jason M. Blankenship

(herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 31, according to Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and amended map of Ivanhoe, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.

From the purchase price of one hundred twenty thousand and no/100 dollars, (\$120,000.00), one hundred four thousand and no/100 dollars (\$104,000.00) is from a purchase money first mortgage from AmSouth Bank, its successors and/or assigns as their interests may appear, given with this deed and recorded simultaneously herewith.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her 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; 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, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 23rd day of May, 2003.

T. Harold Blankenship, Jr. by his attorney in fact, Gail Blankenship
T. Harold Blankenship, Jr.

Gail Blankenship
Gail Blankenship

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, Philander K. Smartt, III, a Notary Public in and for said County, in said State, hereby certify that T. Harold Blankenship, Jr. by Gail Blankenship his attorney-in-fact and Gail Blankenship whose name(s) are signed to the foregoing conveyance, and who is/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 23rd day of May, 2003.

Philander K. Smartt, III
Notary Public

My Commission Expires: 2/1/07

SPECIFIC POWER OF ATTORNEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

20030618000381640 Pg 2/2 30.00
Shelby Cnty Judge of Probate, AL
06/18/2003 10:34:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That,

I, T. HAROLD BLANKENSHIP, JR, of the City of Miramar Beach, County of Walton, State of Florida, have and by these presents do hereby nominate, constitute and appoint my spouse GAIL BLAKENSHIP as my true and lawful Attorney-in-Fact for me and in my name and stead, to receive and receipt for all funds and property that may be due me from the sale of real property located at 21 SAXTON LANE, CALERA, ALABAMA 35040, from any source whatsoever, to sign, draw, endorse and cash checks, and other negotiable instruments in my name and on my behalf, to sale real and personal property for me and in my name and stead, at such price and upon such terms and conditions as GAIL BLAKENSHIP may determine to be in my best interest, and specifically to make disbursements and to sale real and personal property for me and on my behalf for such price as GAIL BLAKENSHIP seems reasonable, and generally to manage, handle and conduct all matters of my business relating to this particular real estate closing, and to execute in my name and deliver all legal papers and documents for me in my place and stead to the same extent that I might do were I present in person, hereby giving and granting unto my said Attorney-in-Fact full power and authority to do any and all acts necessary and proper to be done in and about the premises, and hereby ratifying and confirming whatsoever my said Attorney-in-Fact may lawfully do in the premises.

This power of attorney shall not be effected by disability, incompetency, or incapacity of the principal in accordance with state law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, on this the 22 day of May, 2003.

T. Harold Blankenship, Jr.
T. HAROLD BLANKENSHIP, JR

STATE OF Florida)
COUNTY OF okaloosa)

I, Rena England, the undersigned, a Notary Public in and for said County in said State, hereby certify that T. Harold Blankenship, Jr. whose name is signed to the foregoing Specific Power of Attorney and who is known to me, acknowledged before me on this date, that, being informed of the contents of said Specific Power of Attorney, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22 day of May, 2003.

Rena England
Notary Public

My Commission Expires:

