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This Instrument Prepared By:
THE ROBINSON LAW FIRM, P.C.
Sixth Avenue-Court Street West
Post Office Box 370
Ashville, Alabama 35953

SEND TAX NOTICE TO:
Janet M. Tipton
515 Aradon Trace
Odenville, AL. 35120

WARRANTY DEED WITH JOINT RIGHT TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Alice A. Blankenship and husband, Lawrence D. Blankenship** (herein referred to as grantors,) do grant, bargain, sell and convey unto **Janet M. Tipton and Vance E. Tipton** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the westmost corner of Lot 7, according to the map of Rice Acres, as recorded in Map Book 3, Page 117, Judge of Probate, Shelby County, Alabama, also being a point on the NE right of way boundary of the Missouri Road; thence run southeasterly along said NE right of way boundary, being also the SW boundary of said Lot 7, a distance of 135.0 feet; thence turn right an angle of 105°46' a distance of 20.78 feet to a point on the SW right of way boundary of said Missouri Road for the point of beginning; from said point of beginning, turn right an angle of 13°58'30" a distance of 88.05 feet; turn right an angle of 78°35'30" a distance of 116.38 feet ; turn right an angle of 103°15' a distance of 36.04 feet to aforesaid SW right of way boundary of Missouri Road; turn right an angle of 22°25' along said SW right of way boundary a distance of 15.18 feet; turn right an angle of 36°00' and continue along said SW right of way boundary a distance of 122.85 feet to point of beginning; being in NW 1/4 of Section 18, Township 24 North, Range 16 East, Shelby County, Alabama.

NO TITLE EXAMINATION PREPARED BY PREPARER.
DESCRIPTION FURNISHED BY THE GRANTORS.

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 we do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; that they 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.

WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of October, 2004.

Alice A. Blankenship
Alice A. Blankenship

Lawrence D. Blankenship
Lawrence D. Blankenship

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Alice A. Blankenship and husband, Lawrence D. 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of Oct, 2004.

Sabine Armstrong
Notary Public
My Commission Expires: 9/19/06