

This instrument was prepared by

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ATTORNEY AT LAW
510 North 18th Street
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SEND TAX NOTICE TO:
RENNIE LEE BLANKENSHIP
105 LAKE DAVIDSON LANE
HELENA, AL 35080

Value
\$ 10,000.00

11.50
30
12.00

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN AND 00/100 (\$10.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **SEAN BLANKENSHIP, AN UNMARRIED MAN, MARY H. BLANKENSHIP AND HUSBAND, RENNIE LEE BLANKENSHIP** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **MARY H. BLANKENSHIP AND RENNIE LEE BLANKENSHIP** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY COUNTY, ALABAMA**, to-wit:

LOT 3A, ACCORDING TO A RESURVEY OF LOTS 1-3 OF OLD TOWN HELENA, A SINGLE FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 31, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes due in the year 2005, a lien, but not due and payable until October 1, 2005.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in Instrument #1997/9763.
4. Right of way to L & N Railroad as recorded in Deed Book 42 Page 629.
5. Easement to American Telephone and Telegraph in Book 184, Page 22.
6. Easements to the Town of Helena in Deed Book 187, Page 390; Deed Book 307, Page 815; and Deed Book 310, Page 976.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities, and release of damages relating thereto, as recorded in Instrument No. 1997/29220.
8. Right of way granted to Alabama Power Company by instruments recorded in Deed Book 57, Page 88; Deed Book 146, Page 304; and Deed Book 177, Page 499.
9. Rights of way to Plantation Pipeline Company as recorded in Book 112, Page 296; and Deed Book 318, Page 687.

10. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, Sean Blankenship, Mary H. Blankenship and Rennie Lee Blankenship, have hereunto set our hands and seals this 19th day of JANUARY, 2005.

Sean Blankenship (SEAL)
SEAN BLANKENSHIP

Mary H. Blankenship (SEAL)
MARY H. BLANKENSHIP

Rennie Lee Blankenship (SEAL)
RENNIE LEE BLANKENSHIP

STATE OF ALABAMA

COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that **SEAN BLANKENSHIP, AN UNMARRIED MAN**, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of JANUARY, 2005.

[Signature]
Notary Public

My commission expires MY COMMISSION EXPIRES DECEMBER 21, 2008

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that **MARY H. BLANKENSHIP AND HUSBAND, RENNIE LEE 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 20th day of JANUARY, 2005.

Anna S. Elrod
Notary Public
My commission expires 6-10-08

