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20050824000436850 1/2 $15.00
Shelby Cnty Judge of Probate,AL
08/24/2005 03:08:33PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BRAD G. BLANKENSHIP
137 GLEN ABBEY LANE
ALABSTER, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THIRTY FOUR THOUSAND DOLLARS and 00/100 ($234,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAVID H. JUHOLA and SAUNDRA JUHOLA, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRAD G. BLANKENSHIP, AN UNMARRIED MAN and AMANDA HICKS, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF WEATHERLY GLEN ABBEY, SECTOR 12, AS RECORDED IN MAP BOOK 18, PAGE 128, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. 30 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.

3. 30 FOOT EASEMENT ON REAR AND 10 FOOT EASEMENT ON SIDE AS SHOWN BY RECORDED MAP.

4. EASEMENT AND RIGHT OF WAY RECORDED IN INSTRUMENT 1993-39916, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 127, PAGE 410 AND VOLUME 194, PAGE 30, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. AGREEMENT FOR INGRESS AND EGRESS RECORDED IN VOLUME 289, PAGE 858, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

7. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO AND RELEASE OF DAMAGES RECORDED IN INSTRUMENT 1994-24487, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 1994-25694; INSTRUMENT 1995-9413; INSTRUMENT 1995-12193 AND INSTRUMENT 1995-32578, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$187,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$46,800.00 of the consideration herein was derived from a second mortgage closed 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 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 the 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DAVID H. JUHOLA and SAUNDRA JUHOLA, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 11th day of August, 2005.

DAVID H. JUHOLA

SAUNDRA JUHOLA

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID H. JUHOLA and SAUNDRA JUHOLA, HUSBAND AND WIFE, whose name(s) is (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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of August, 2005.

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Notary Public

My commission expires: 9.29.06

GEORGE M. VAUGHN
NOTARY PUBLIC
ALABAMA STATE AT LARGE