WARRANTY DEED

20060303000102070 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 03/03/2006 03:11:56PM FILED/CERT

This Instrument Was Prepared By:

Frank K. Bynum, Esquire #17 Office Park Circle Birmingham, Alabama 35223

STATE OF ALABAMA)

SEND TAX NOTICE TO:

James Keith Blevins 1912 Stone Brook Lane Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED NINETY FIVE THOUSAND AND NO/100 DOLLARS (\$ 195,000.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Frank L. Holt, a married man, (herein referred to as Grantor) does grant, bargain, sell and convey unto James Keith Blevins and Sandra Barnes Blevins (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 15-A, according to the Survey of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Probate Office of Shelby County, Alabama.

The property described in this instrument is not the homestead of the Grantor. Said Grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

Frank L. Holt is the surviving grantee in that certain deed recorded in Instrument 1994-25997, the other grantee, Emily Yow Holt, having died on or about May 2, 2001.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

- \$ 156,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.
- \$ 39,000.00 of the purchase price recited above was paid from a second mortgage loan 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th day of February, 2006.

Frank L. Holt

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Frank L. Holt, a married 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 the 28th day of February, 2006.

My Commission Expires: 11/20/2008

Notary Public

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