20061117000563080 1/2 \$31.00 Shelby Cnty Judge of Probate, AL 11/17/2006 09:06:00AM FILED/CERT

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by: B. CHRISTOPHER BATTLES 3150 HIGHWAY 52 WEST PELHAM, AL. 35124

Send tax notice to: Richard H. Blaising and Mark A. Blaising 3025 Wilson Street Pelham, Alabama 35124

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Seventeen thousand and no/100 (\$17,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Richard K. Blaising, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard H. Blaising and Mark A. Blaising (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

### See Exhibit "A" Legal Description attached hereto and made a part hereof.

This deed was prepared without the benefit of a title search for the purpose of conveying the above described property to Richard H. Blaising and Mark A. Blaising.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 grantee, 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, I (we) have I	nereunto set	my (our) hand(	s) and sea	l(s) this _	22 d	ay of _
 FEBRUARY	, 2006.					
			_			
		7		17	2/1	7
 ······································			May	/ /	000	_
		Richard K. 1	Blaising <sup>l</sup>			

### STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard K. Blaising, a married man**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

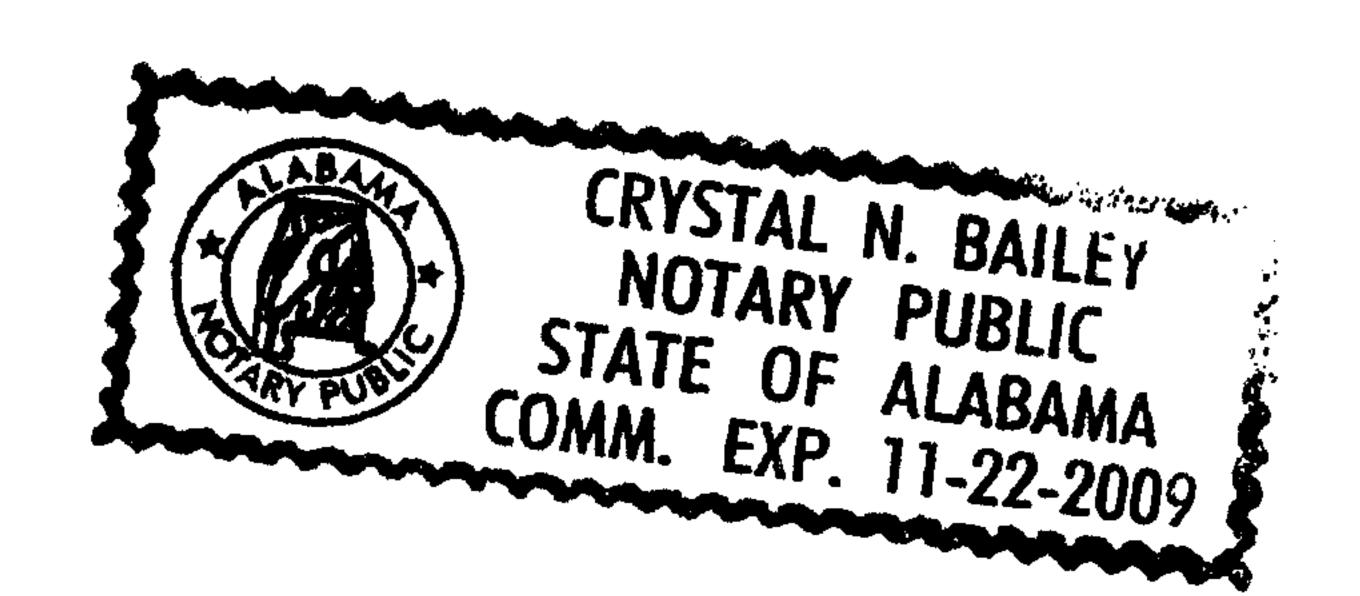
Given under my hand and official seal this \( \frac{100}{200} \) day of \_\_\_

day of Yeloung

, 2006.

Notary Public

My Commission Expires 1 – 2



# EXHIBIT "A" LEGAL DESCRIPTION

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A parcel of land out of the South Half of Lot 11, Block 1, according to the survey of Pelham Estates, as recorded in Map Book 3, page 57, in the Office of the Probate Judge of Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of said lot and run East 125 feet; thence North 50 feet; thence Situated in Shelby County, Alabama.

Shelby County, AL 11/17/2006 State of Alabama

Deed Tax:\$17.00