

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 **Ten thousand and no/100** (\$10,000.00) 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 and **Richard H. 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 grantors 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 hereunto set my (our) hand(s) and seal(s) this <u>22</u> day of ______, 2006.

Richard K. Blaising

Richard H. Blaising

Mark A. Blaising

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 and Richard H. Blaising, a married man and Mark A. 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 22 day of Folmulanu

, 2006.

CRYSTAL N. BAILEY
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 11-22-2009

Notary Public

My Commission Expires

EXHIBIT "A" LEGAL DESCRIPTION

20061117000563090 2/2 \$24.00 Shelby Cnty Judge of Probate, AL 11/17/2006 09:06:01AM FILED/CERT

PARCEL 1:

All that part of the South 1/2 of the SW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 3 West, which lies West of the Siluria and Montevallo Road and North of a settlement road of the width of 20 feet, running Westerly from the Siluria and Montevallo Road, and better described in a deed from E. L. Garrett to M. E. Harless as recorded in Deed Book 71, Page 181, in the Probate Office of Shelby County, Alabama. ALSO there is hereby described any part or portion of the NW 1/4 of the SE 1/4 of Section 26, Township 21 South, Range 3 West, which may lie North of said settlement road.

PARCEL II:

Commence at the southeast corner of the SE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, this being the point of beginning; thence run Westerly along the south line thereof 515.00 feet; thence turn right 142 degrees 03 minutes 40 seconds and run northeasterly 633.85 feet; thence turn right 125 degrees 43 minutes 10 seconds and run Southerly 390.00 feet to the point of beginning.

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

Deed Tax: \$10.00