

PLEASE RETURN TO:

David P. Condon, PC

100 Union Hill Drive

Suite 200

Birmingham, AL 35209



20070427000195250 1/1 \$38.00
Shelby Cnty Judge of Probate, AL
04/27/2007 12:07:48PM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Ted R. Townley
360 Woodward Court
Birmingham, Alabama 35242-6040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Five Hundred Thirty-Five Thousand and 00/100 Dollars (\$535,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Jerome L. Blankenship and his wife **Sara Blankenship**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Ted R. Townley and **Maureen F. Townley**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4, according to the Map and Survey of Legacy Place of Greystone, as recorded in Map Book 27, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama.

\$401,250.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$107,000.00 of the proceeds come from a second mortgage recorded simultaneously herewith

- Subject to:
- (1) 2007 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 23rd day of April, 2007.

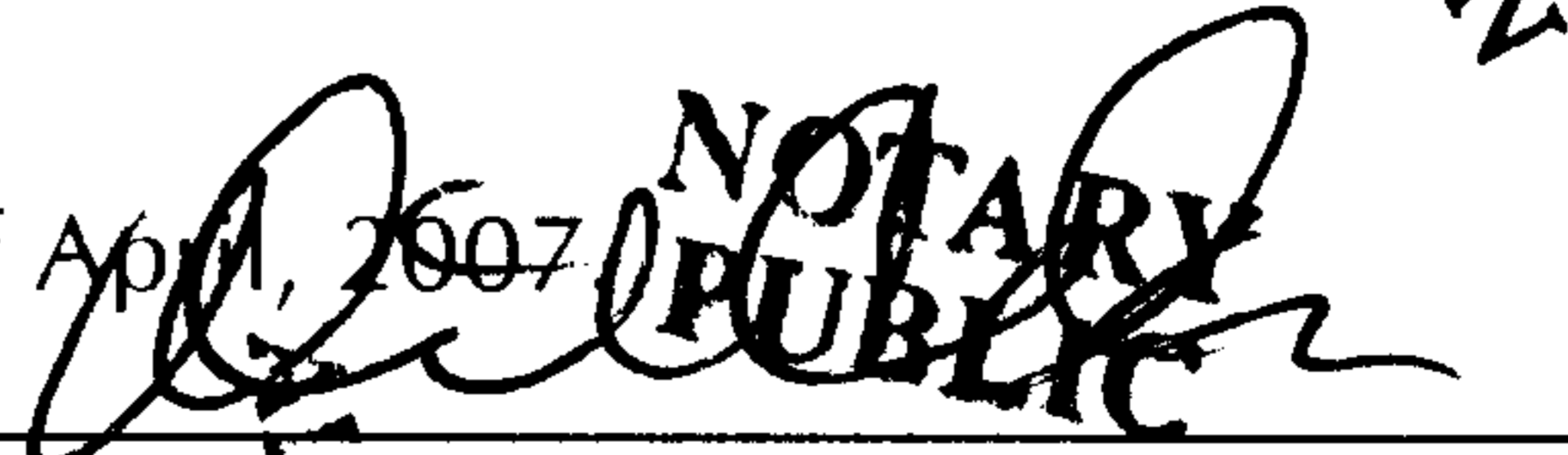
 (Seal)
Jerome L. Blankenship

 (Seal)
Sara Blankenship

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jerome L. Blankenship and Sara 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 23rd day of April, 2007


NOTARY PUBLIC

Notary Public: David P. Condon
My Commission Expires: 2-12-10

Shelby County, AL 04/27/2007
State of Alabama

Deed Tax: \$27.00

ALABAMA STATE-AT-LARGE