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Shelby Cnty Judge of Probate, AL  
08/05/2010 10:04:09 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Tullis Harold Blankenship, Jr.  
Patricia Gail Blankenship  
21 Saxon Lane  
Calera, AL 35040

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
JEFFERSON COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One hundred forty four thousand and 00/100 (\$144,000.00) Dollars (of which amount \$115,200 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Jason M. Blankenship, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Tullis Harold Blankenship, Jr., and wife, Patricia Gail Blankenship (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in JEFFERSON County, Alabama to-wit:

Lot 31, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and Amended Map of Ivanhoe, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this July 30, 2010

WITNESS:

\_\_\_\_\_(SEAL)

 (SEAL)  
Jason M. Blankenship

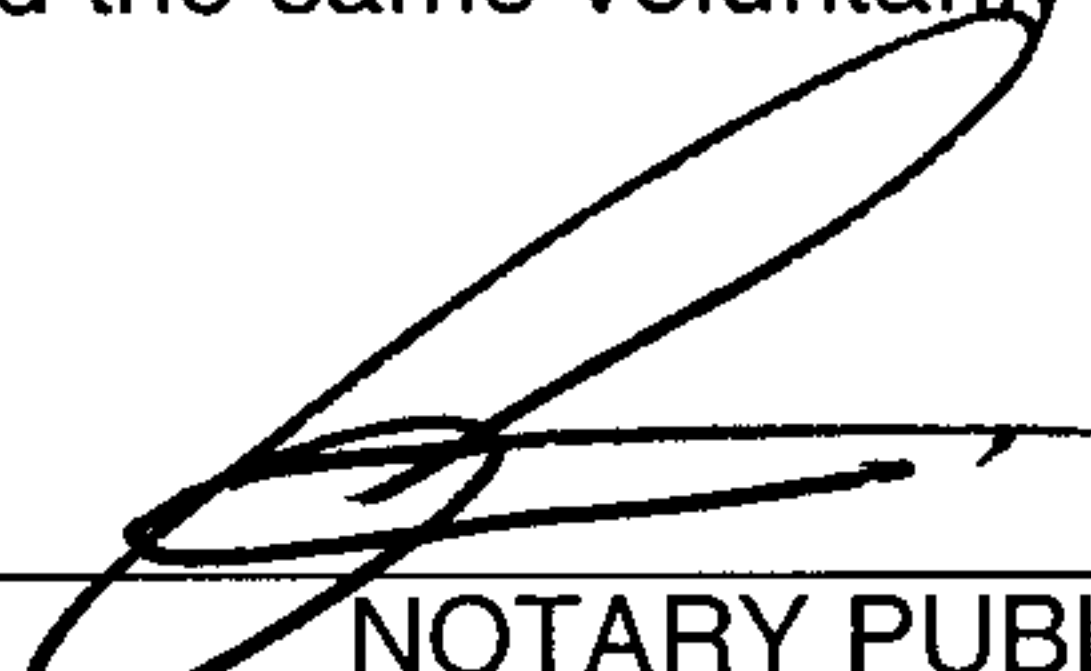
\_\_\_\_\_(SEAL)

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason M. Blankenship, a single man, whose name(s) 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 on July 30, 2010.

My commission expires: 4/4/12

  
\_\_\_\_\_  
NOTARY PUBLIC

Shelby County, AL 08/05/2010

State of Alabama

Deed Tax : \$29.00