

## WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
Bynum & Henderson, Attorneys  
#17 Office Park Circle, Suite 150  
Birmingham, Alabama 35223

Send Tax Notice To:  
Yashiba Blanchard  
Elijah Blanchard  
440 Cambrian Ridge Trail  
Pelham, AL 35124

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand and no/100 Dollars (\$10,000.00) and the purpose of creating survivorship, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Yashiba Glenn Blanchard and husband, Elijah Blanchard, and Donna Faye Brook, an unmarried woman**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Yashiba Blanchard and Elijah Blanchard** (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 102, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in the Probate Office of Shelby County, Alabama.**

Title not examined by preparer.

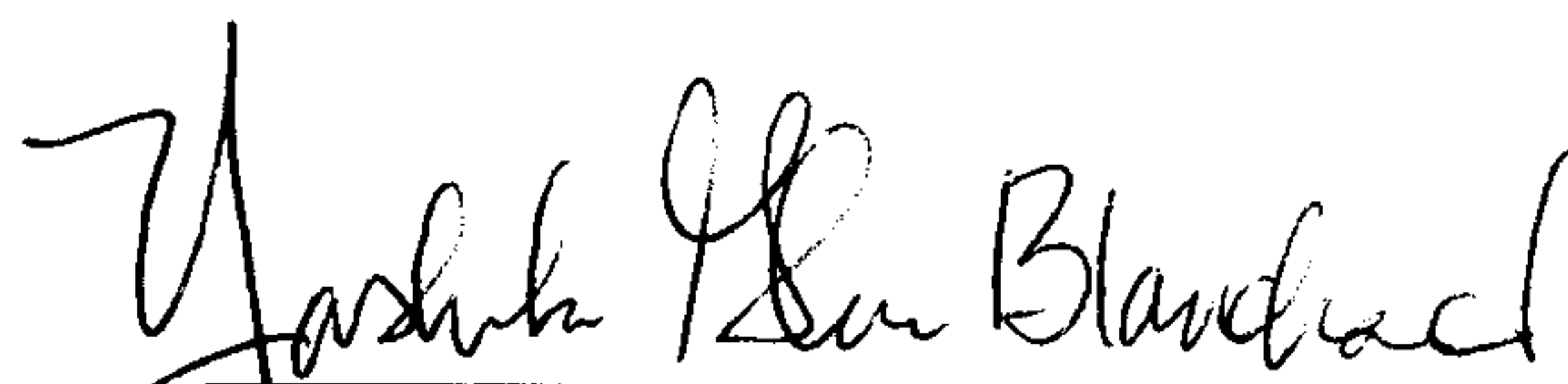

Yashiba Glenn Blanchard and Yashiba Blanchard are one and the same.


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

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 we do for ourselves and for our heirs, executors, and administrators covenant with said 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 my 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 persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 20 day of April, 2011.

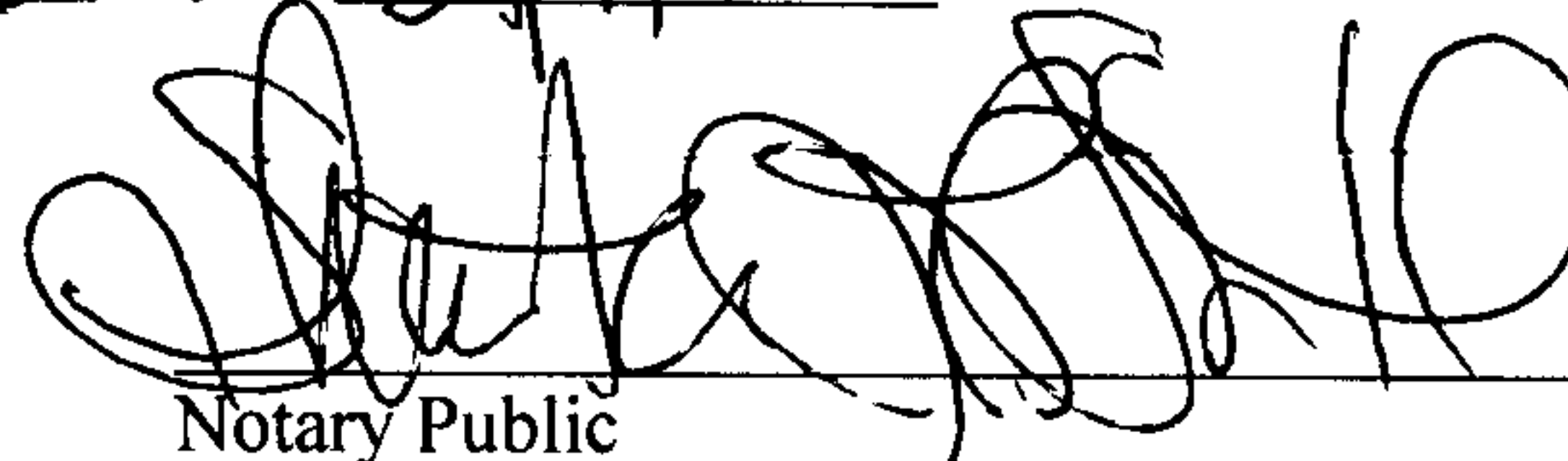
  
Yashiba Glenn Blanchard  
  
Donna Faye Brooks

  
Elijah Blanchard

STATE OF ALABAMA )  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Yashiba Glenn Blanchard**, wife of Elijah Blanchard, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20 day of April 2011.

  
Notary Public

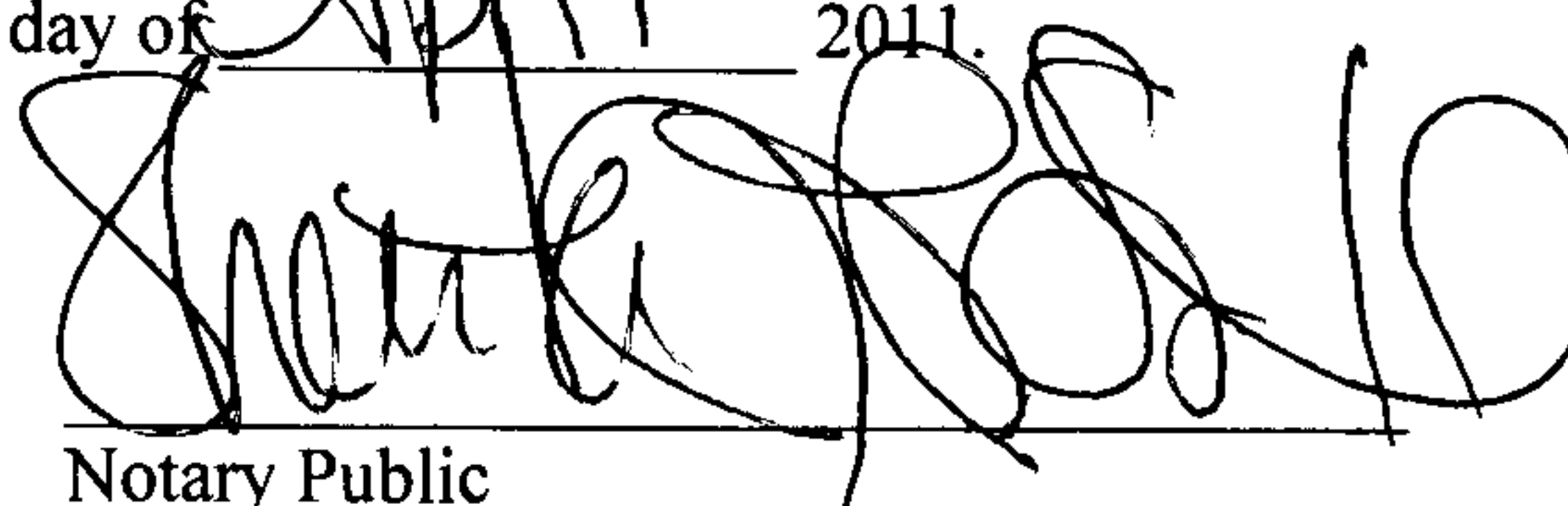
My Commission Expires:

March 2 - 2015

STATE OF ALABAMA )  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Elijah Blanchard**, husband of Yashiba Glenn Blanchard, 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 20 day of April 2011.

  
Notary Public

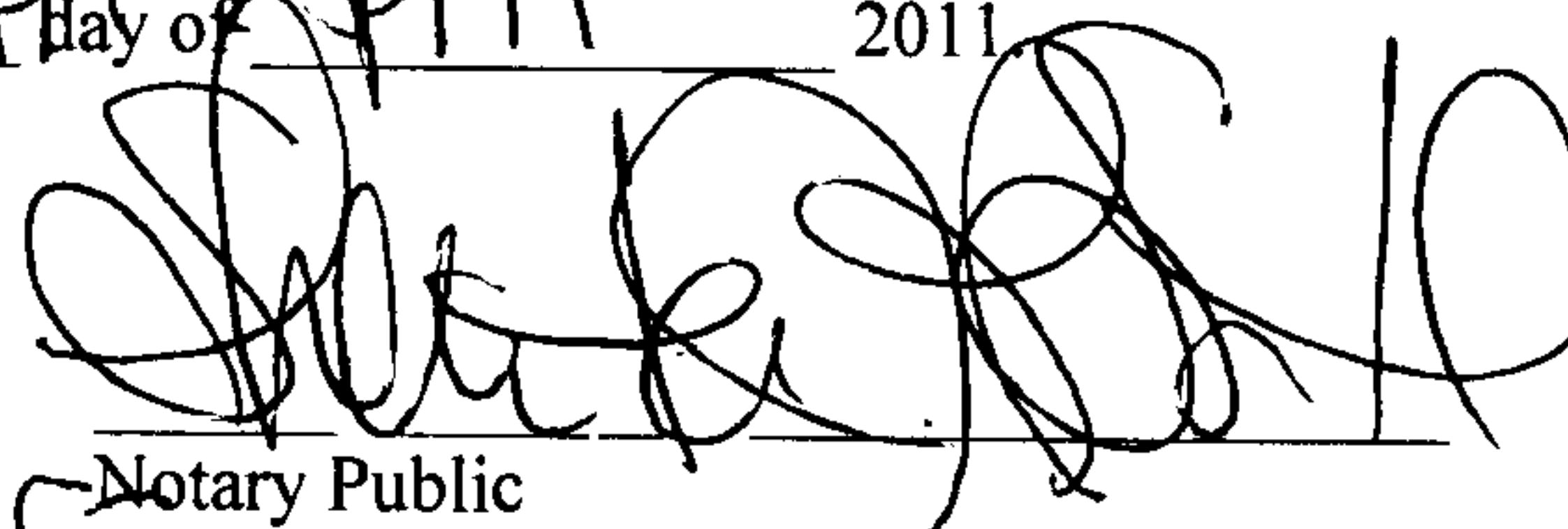
My Commission Expires:

March 2 - 2015

STATE OF ALABAMA )  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Donna Faye Brooks**, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of April 2011.

  
Notary Public

My Commission Expires:

March 2 - 2015