

This instrument was prepared by
William G. Barnes
5037 Abbey Lane
Birmingham, Alabama 35215

Send Tax Notice To:
Melisa Miller Blanton and Barry S. Blanton
1594 Bent River Circle
Birmingham, Alabama 35216

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

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS $\frac{1}{2}$ Value = \$ 112,000.00

That in consideration of **TEN AND 00/100 (\$10.00)** Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

We, **MELISA MILLER BLANTON AND BARRY S. BLANTON, WIFE AND HUSBAND**

(herein referred to as grantors) do, grant, bargain, sell and convey unto

MELISA MILLER BLANTON AND BARRY S. BLANTON

(herein referred to as GRANTEES), as joint tenants with right of survivorship the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 36, ACCORDING TO THE SURVEY OF BENT RIVER ESTATES, PHASE 1, AS RECORDED IN MAP BOOK 17, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO MELISA MILLER BY DEED DATED 11/19/04 AND RECORDED 11/29/04, IN INSTRUMENT NO. 20041129000648660, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ENTIRE CONSIDERATION IS BEING PAID THROUGH A MORTGAGE BEING RECORDED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to 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 the 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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16 day of May, 2012.

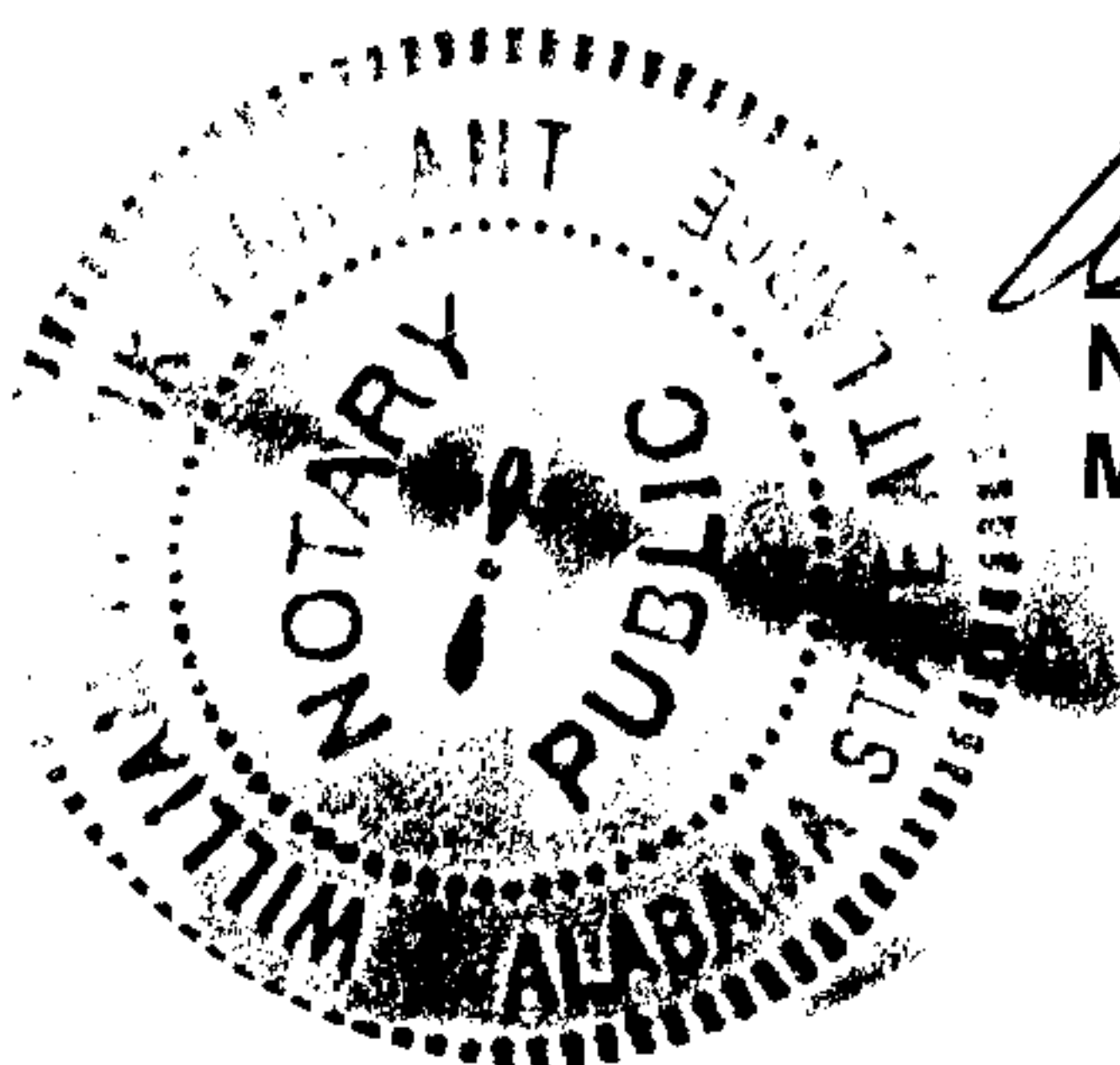
Melisa Miller Blanton (Seal)
MELISA MILLER BLANTON

Barry S. Blanton (Seal)
BARRY S. BLANTON

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MELISA MILLER BLANTON AND BARRY S. BLANTON, WIFE AND HUSBAND**, 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 the 16 day of May, 2012.



William G. Barnes
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/1/14

20120605000197740 1/1 \$124.00
Shelby Cnty Judge of Probate, AL
06/05/2012 02:48:18 PM FILED/CERT

Shelby County, AL 06/05/2012
State of Alabama
Deed Tax: \$112.00