

THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR, BENNETT,
WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Johnny W. Blankenship
8596 Highway 51
Westover, AL 35147



20150520000167970 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
05/20/2015 03:09:34 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eight Thousand Eight Hundred and 00/100 (\$8,800.00) DOLLARS, and other good and valuable consideration set out in Sales Contract dated March 21, 2015, this day in hand paid to the undersigned GRANTORS, Lorraine C. Fancher, a married individual, Elaine C. Abston, a married individual, David D. Cox, a married individual, Janinne C. Gore, a married individual, and Martha P. Cox, a single individual, (hereinafter referred to as GRANTORS), whose address is 8500 Highway 51, Westover, AL, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Johnny W. Blankenship, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 00 deg. 00 min. 00 sec. East a distance of 60.00 feet; thence South 88 deg. 46 min. 56 sec. West a distance of 333.99 feet to the Southeasterly right of way line of Shelby County Highway 51, 80 foot right of way; thence South 36 deg. 00 min. 39 sec. West and along said right of way line a distance of 740.16 feet; thence North 87 deg. 17 min. 52 sec. East and leaving said right of way line a distance of 175.07 feet to the point of beginning; thence continue along the last described course a distance of 18.39 feet; thence South 02 deg. 36 min. 05 sec. East a distance of 199.98 feet; thence South 87 deg. 18 min. 43 sec. West a distance of 350.26 feet to the Southeasterly right of way line of above mentioned Highway 51; thence North 35 deg. 32 min. 36 sec. East and along said right of way line a distance of 63.65 feet; thence North 87 deg. 18 min. 43 sec. East and leaving said right of way line, a distance of 292.55 feet; thence North 02 deg. 36 min. 05 sec. West a distance of 149.97 feet to the point of beginning; being situated in Shelby County, Alabama.

Property Address: 8500 Highway 51, Westover, AL 35147

Subject property does not constitute the homestead property of the Grantors herein, as defined by the Code of Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 05/20/2015
State of Alabama
Deed Tax: \$9.00

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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 18th day of May, 2015.

Jannine C. Gore

Lorraine C. Fancher, by and through her
Attorney in Fact Jannine C. Gore

Jannine C. Gore

Elaine C. Abston, by and through her
Attorney in Fact Jannine C. Gore

Jannine C. Gore

David D. Cox, by and through his
Attorney in Fact Jannine C. Gore

Jannine C. Gore

Martha P. Cox

Martha P. Cox



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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jannine C. Gore, a married individual, and Martha P. Cox, a single individual, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of May, 2015.

Clayton
NOTARY PUBLIC

My Commission Expires: 12/28/18

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jannine C. Gore, whose name as Attorney in Fact for Lorraine C. Fancher, a married individual, Elaine C. Abston, a married individual, and David D. Cox, a married individual, 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 Instrument, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of May, 2015.

Clayton
Notary Public

My Commission Expires: 12/28/18