

This instrument was prepared by
(Name) J. Michael Joiner 1270
(Address) P.O. Box 1012, Alabaster, AL 35007

Send Tax Notice To: _____
name _____
address _____

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand and no/100, (\$13,000.00) DOLLARS

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

James L. King, a married man

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

Robert F. Lumpkin and wife, Faye Lumpkin

(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 12, according to the Survey of Kings Meadow, Subdivision, First Sector, as recorded in Map Book 9, Page 167 and amended in Map Book 10, Page 12, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

"PURCHASER SHALL BE RESPONSIBLE FOR 1988 TAXES".

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 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th day of January, 1988

WITNESS:

1. Deed Tax \$ 13.00

2. Mtg. Tax _____ STATE OF ALA. SHELBY (Seal)

3. Recording Fee 2.50 I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

4. Indexing Fee 1.00 88 FEB 19 AM 10:50 (Seal)

TOTAL 16.50

STATE OF ALABAMA

JUDGE OF PROBATE

SHELBY COUNTY

General Acknowledgment

I, the undersigned, _____, a Notary Public in and for said County, in said State, hereby certify that James L. King 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, A. D., 1988.