

This instrument was prepared by
(Name) J. MICHAEL JOINER
(Address) P. O. BOX 1012
ALABASTER, ALABAMA 35007

Send Tax Notice To: MR. & MRS. DAVID K. BENNETT
name 1113 MEADOWLANE
BIRMINGHAM, AL 35228
address

761

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 TEN THOUSAND and 00/100 (\$10,000.00) ----- 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 and ELAINE KING, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID K. BENNETT and wife, CINDY R. BENNETT
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
SHELBY County, Alabama to-wit:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN EAST 118.72 FEET; THENCE TURN LEFT 60 DEGREES 02 MINUTES 05 SECONDS AND RUN 488.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 198.06 FEET; THENCE TURN LEFT 119 DEGREES 55 MINUTES 00 SECONDS AND RUN 173.36 FEET; THENCE TURN LEFT 60 DEGREES 08 MINUTES 18 SECONDS AND RUN 161.60 FEET; THENCE TURN 108 DEGREES 25 MINUTES 24 SECONDS AND RUN 158.21 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE EXISTING EASEMENTS, TAXES, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER GRANTOR NOR THEIR SPOUSES.

BOOK 234 PAGE 053

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, WE have hereunto set OUR hand(s) and seal(s), this 12th day of APRIL, 19 89

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
89 APR 17 AM 8:54 (Seal)
Donna F. Ryan, Jr. (Seal)
JUDGE OF PROBATE (Seal)

James L. King (Seal)
JAMES L. KING (Seal)
ELAINE KING (Seal)

1. Debt Tax \$10.00
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 14.50

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES L. KING, a married man and ELAINE KING, an unmarried woman whose name S 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 12th day of APRIL, A. D., 19 89

Donna F. Ryan
Notary Public