

SEND TAX NOTICE TO:

(Name) David B. King

(Address) 1438 Mimosa Road/Leeds, AL 35094

This instrument was prepared by

(Name) Sid W. Smyer, Jr.

(Address) 2118 First Avenue North Birmingham, Alabama 35203

Form 1-1-4 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and No/100-----(\$10,000.00) DOLLARS,
(Three thousand dollars in cash and the execution of a Seven thousand dollar Purchase Money
to the undersigned grantor, Birmingham Realty Company Mortgage a corporation.
in hand paid by David B. King and Julie C. King, wife

the receipt of which is hereby acknowledged, the said Birmingham Realty Company

does by these presents, grant, bargain, sell and convey unto the said David B. King and Julie C. King

the following described real estate, situated in Shelby County, Alabama. The description is in
Exhibit "A" which is attached hereto and made a part hereof:

Except:

- Right-of-way granted Alabama Power Company recorded in Deed
Book 131, Page 163; Deed Book 131, Page 135; Deed Book 141,
Page 593 and Deed Book 142, Page 490;

Right-of-way granted Shelby County recorded in Deed Book 260,
Page 760, 762 and 764; and,

Right-of-way granted Bell Telephone Company recorded in Deed Book 132, Pg. 61.

TO HAVE AND TO HOLD, To the said

David B. King and Julie C. King, wife

heirs and assigns forever.

And said Birmingham Realty Company
and assigns, covenant with said

does for itself, its successors

David B. King and Julie C. King, wife

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and
that it will, and its successors and assigns shall, warrant and defend the same to the said

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Birmingham Realty Company

by its

President, Russell M. Cunningham, III, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 21st day of February, 1997

ATTEST:

S. W. Smyer, Jr.

Secretary

By Russell M. Cunningham III
President

STATE OF Alabama
COUNTY OF

I, Manda Seal Stone, a Notary Public in and for said County, in
said State, hereby certify that
whose name as Russell M. Cunningham III
a corporation, 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, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21st day of February, 1997

Manda Seal Stone
Notary Public

Inst 1997-05689

02/24/1997-05689
09:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11:00
102

EXHIBIT "A"

Corporation Form Warranty Deed Lawyers Title Insurance Corporation Birmingham, Alabama

A parcel of land situated in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

-Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 17 South, Range 1 East and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 250.45 feet to the Point of Beginning, said point being on the Northwesterly right-of-way line of Shelby County Hwy. No. 101 and lying on a curve to the right having a radius of 676.24 feet and a central angle of $45^{\circ} 22' 01''$; thence $60^{\circ} 59' 54''$ to the left (angle measured to tangent) along the arc of said curve to the right and along said right-of-way line in a Southwesterly direction a distance of 535.45 feet to a point on the West line of the East $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said section; thence $105^{\circ} 34' 40''$ to the right (angle measured to tangent) in a Northerly direction along said West line a distance of 323.37 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence $90^{\circ} 03' 14''$ to the right in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 409.54 feet to the point of beginning.

Inst # 1997-05689

02/24/1997-05689
09:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00