



20020912000437990 Pg 1/2 74.00
Shelby Cnty Judge of Probate, AL
09/12/2002 08:47:00 FILED/CERTIFIED

SEND TAX NOTICE TO: MICHAEL AND MICHELE BRAUN
100 KING VALLEY LANE
CHELSEA, ALABAMA 35043

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$300,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **CARL W. KING, JR. and LINDA F. KING, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **MICHAEL BRAUN and MICHELE BRAUN, HUSBAND AND WIFE**, (herein referred to as GRANTEE(S)) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of SHELBY, and State of Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


\$240,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

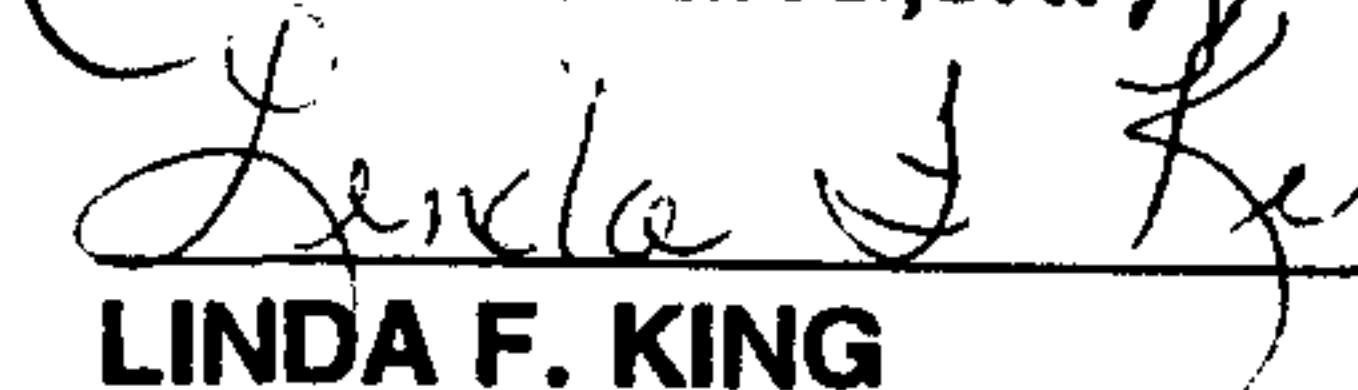
Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of September, 2002.



CARL W. KING, JR. (L.S.)


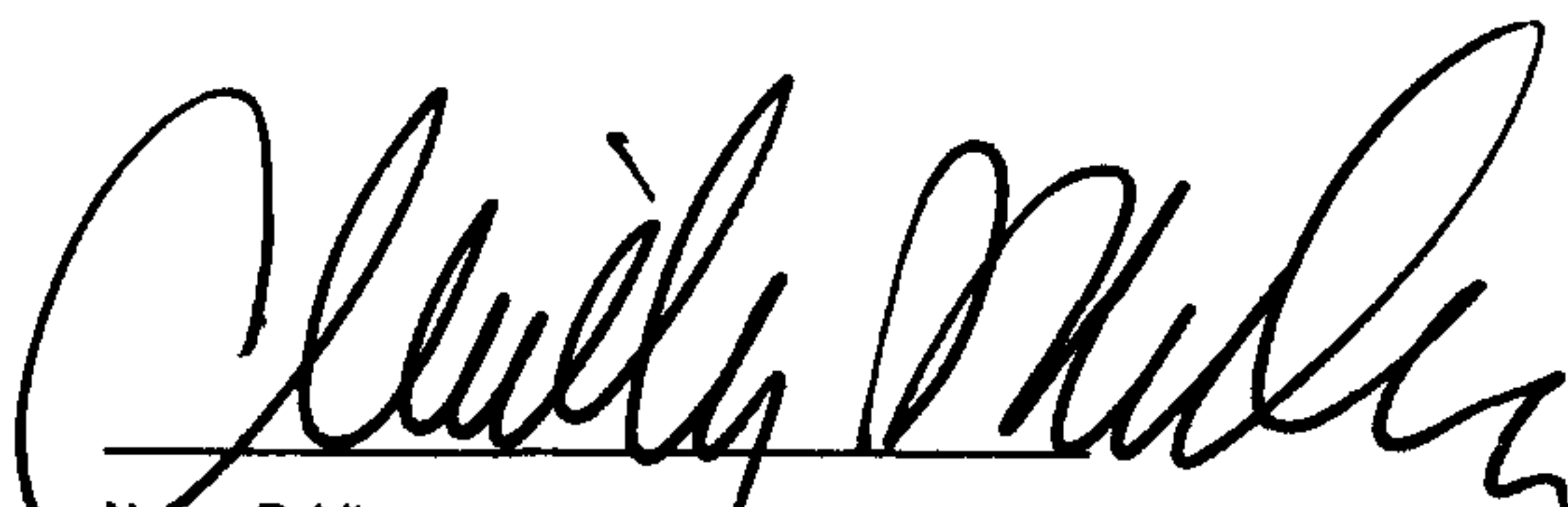
LINDA F. KING (L.S.)

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that CARL W. KING, JR. and LINDA F. KING, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the

same bears date.

Given under my hand official seal this 3rd day of September, 2002.



Notary Public
My commission exp: _____

MY COMMISSION EXPIRES OCTOBER 27, 2005

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

EXHIBIT "A"

Lot 4-B, according to the Survey of Shirley's Resubdivision of Lot 4-A, as recorded in Map Book 16, Page 103, in the Probate Office of Shelby County, Alabama.

Together with a non-exclusive easement for ingress and egress:

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and run West along the South line of said 1/4-1/4 section 415.0 feet; thence right 90 degrees, 00 minutes and run Northerly 420.0 feet to point of beginning of said easement; thence continue along last described course a distance of 207.0 feet; thence left 98 degrees, 04 minutes, 15 seconds and run Westerly 161.60 feet to a point of curve to the right, said curve having a central angle of 45 degrees, 15 minutes, 15 seconds and a radius of 269.91 feet; thence along arc of said curve a distance of 213.18 feet to point of tangent; thence along said tangent line a distance of 220.0 feet to a point of intersection with the Easterly right of way line of Shelby County Road No. 39; thence right 90 degrees, 00 minutes and run Northeasterly 30.00 feet; thence right 90 degrees, 00 minutes and run Southeasterly 220.0 feet to a point of curve to the left, said curve having a central angle of 45 degrees, 15 minutes, 15 seconds and a radius of 239.91 feet; thence along arc of said curve 189.48 feet to point of tangent; thence along said tangent line 191.60 feet; thence right 98 degrees, 04 minutes, 15 seconds and run Southerly 237.98 feet; thence right 90 degrees, 00 minutes and run Westerly 30.0 feet to point of beginning.