

This instrument was prepared by

(Name)Wallaco & Ellio, Attorneys

(Address) Columbiana, Alabama

Form 1-15 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE & NO/100 (\$1.00) DOLLARS
and the assumption by grantees of mortgage to Shelby County Savings & Loan Association
recorded in Mortgage Book 279, page 708 in Probate Records of Shelby County, Alabama,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jesse B. King, Jr. and wife, Jean C. King

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

Jesse B. King, Jr. and wife, Jean C. King

(herein referred to as GRANTEES) 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 Shelby County, Alabama to-wit:

That part of E $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 20, Township 21, Range 1 East that lies South and Southeast
of the public road known as the Mardis-Ferry Road.

An undivided one-seventh interest in the following described property: Commencing at the NW
corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 34, Tp 24 North, R 15 East; thence run North 88 deg.12' East along
the North boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 605.00 feet to the NW corner of Lot
No. 1 per Map of Benson's Camp recorded in Map Book 4, page 28 in the Office of Judge of
Probate, Shelby County, Alabama; thence run South 00 deg.06' East a distance of 264.00 feet to
the point of beginning of the lot herein described and conveyed; thence continue South 00 deg.
06' East and run a distance of 6.0 feet to the SW corner of Lot 5 as per said Map; thence run
North 88 deg.12' East along the South side of said Lot No. 5 a distance of 8.0 feet; thence
run North 00 deg.06' West a distance of 6.0 feet; thence run South 88 deg.12' West a distance
of 8.0 feet to point of beginning. This being the plot of ground 6.0 feet wide and 8.0 feet
long situated in the SW corner of said Lot No.5 and being the lot in which the well is drilled.
ALSO, an easement for the purpose of constructing and maintaining field lines for a sanitary
sewer system, together with all necessary right of access, ingress and egress thereto and there-
from, in, under, over and along a strip of land sixty feet in width extending from the North
side of grantees lot northward and along the east boundary line of Lots numbered 1 through 5 of
Bengon's Camp as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4,
page 28, being a strip of land 300 feet long, more or less.
subject to the rights of Alabama Power Company.

ALSO, a tract or parcel of land situated in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 34, Tp 24 North, R. 15 E,
Shelby County, Alabama, being more particularly described as follows: Commencing at the NE
corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 34; thence West along North line of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a
distance of 670 feet to a point; thence South parallel to the East line of said forty a distance
of 301 feet; thence East parallel to the North line of said forty a distance of 35 feet to the
point of beginning of the tract or parcel of land herein described; from said point of be-
ginning thence South 8 deg. East 105 feet to a point; thence North 67 deg. East 50 feet to a
point; thence North 12 deg. West 90 feet to a point; thence West parallel to the North line of
said forty a distance of 40 feet to point of beginning. This conveyance is subject to the
restrictions in that certain deed dated Feb.26, 1958 recorded in Vol.192, p.24 in Probate Office
of Shelby County, Alabama. Also subject to restrictions, covenants, and reservations contained in
deed to M.M. Handley and Mary Ethel Handley dated Sept. 26, 1966, from Alabama Power Company.

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 the 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,
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 24
day of February, 1970

WITNESS:

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PAGE

(Seal)

(Seal)

(Seal)

Jesse B. King, Jr.
Jean C. King
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
the undersigned

I, _____, a Notary Public in and for said County, in said State,
hereby certify that Jesse B. King, Jr. and wife, Jean C. King
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 24 day of February, A. D., 1970
Lancei Brasher
Notary Public.