

This instrument prepared by:

Name: Dora Ellen P. Phillips

Address: P.O. Box 416, Pelham, Ala. 35124
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

3358

WARRANTY DEED, JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Five Hundred Forty Eight & No/100 -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Carlos H. Johnson and wife, Frances E. Johnson
Fred L. McDaniel and wife, Eleanor W. McDaniel
(herein referred to as grantors) do grant, bargain, sell and convey unto

Omar H. King and wife, Dorothy L. King.

(herein referred to as GRANTEEES) 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:

Legal description attached



19760319000023700 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1976 01:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 17th day of March, 1976.

WITNESS:

Frances E. Johnson (Seal)
Carlos H. Johnson (Seal)

(Seal)

Eleanor W. McDaniel (Seal)
Fred L. McDaniel (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, _____, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Carlos H. Johnson and wife, Frances E. Johnson, Fred L. McDaniel and wife, Eleanor W. McDaniel, whose names 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 17th day of March, A.D. 1976.

Dora Ellen P. Phillips
Notary Public.

Scale: 1" = 100'

SE CORNER OF
NW 1/4 OF NW 1/4
23-21S-3W,
SHELBY CO., ALA.

FILED
1976 MAR 19 PM 4:00
NOTED
1976 MAR 19 PM 4:00
NOTED

Laurence D. Weygand
Shelby County Judge of Probate

19760319000023700 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1976 01:00:00 AM FILED/CERT

State of Alabama)
Jefferson County)

I, Laurence D. Weygand, a registered Land-Surveyor, certify that I have surveyed the land shown; that there are no rights of way, easements or joint driveways over or across said land visible on the surface except as shown:

that I have consulted the Federal Insurance Administration Flood Hazard Boundary map and found that there is no information for this area at this time, and that the correct description is as follows: Part of the NW 1/4 of NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the southeast corner of said 1/4-1/4 section, run in a westerly direction along the south line of said 1/4-1/4 section for a distance of 583.26 feet, thence turn an angle to the right of 78°-53' and run in a northwesterly direction for a distance of 1293.11 feet, more or less, to the intersection of the centerline of a 30' Plantation Pipe Line easement and the south right-of-way line of Shelby County Highway #12, said point being the point of beginning, thence turn an angle to the right of 101°-49'-30" and run in an easterly direction along said south right-of-way line of said Shelby County Highway #12 for a distance of 146.66 feet, thence turn an angle to the right of 81°-13' and run in a southeasterly direction for a distance of 829.25 feet, thence turn an angle to the right of 97°-17' and run in a westerly direction for a distance of 101.16 feet to the centerline of said 30' Plantation Pipe Line easement, thence turn an angle to the right of 73°-40'-30" and run in a northwesterly direction along the centerline of said 30' easement for a distance of 840.00 feet, more or less to the point of beginning, containing 2.34 acres, more or less.

According to my survey of MARCH 12, 1976

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Laurence D. Weygand, Reg. No. 10373

Order No. 40008-D