

This instrument was prepared by

(Name) E. Don Siegal, Leitman, Siegal & Payne, P.A.

(Address) 1015 First Alabama Bank Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19780202000013540 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/02/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) and love and affection for our three children

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Carol R. King and husband, James A. King

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto each of our three children; i.e., James A. King, Jr., Carol King Nolen, and Edward R. King (herein referred to as grantee, whether one or more), an undivided Two Percent (2%) interest in and to the

following described real estate, situated in Shelby County, Alabama, to-wit:

That portion of S 1/2 of SW 1/4 and SW 1/4 of SE 1/4 lying south and west of center line of Shoal Creek in Sec. 25, Tp 17 South, Range 1 East. Minerals and mining rights excepted.

The E 1/2 of NE 1/4 of Sec. 35, Tp 17 South, Range 1 East.

NE 1/4 of SE 1/4 and SW 1/4 of SE 1/4 of Sec. 35, Tp 17, Range 1 East. Minerals and mining rights excepted.

The NW 1/4 and all that part of the NW 1/4 of NE 1/4 lying south of center line of Shoal Creek in Sec. 36, Tp 17 South, Range 1 East.

The NE 1/4 of NE 1/4 of Sec. 2, Tp 18 South, Range 1 East.

The SE 1/4 of SE 1/4 of Sec. 35, Tp 17 South, Range 1 East and the S 1/2 of NE 1/4 and the S 1/2 of Sec. 36, Tp 17 South, Range 1 East.

All that part of NE 1/4 of NE 1/4 of Sec. 36, Tp 17 South, Range 1 East lying south and east of Shoal Creek, containing 25 acres, more or less. Subject to rights, reservations and easements set out in Book 208, Page 316 in the Probate Office of Shelby County, Alabama.

Subject to transmission line permit granted to Alabama Power Co. recorded in Deed Book 131, Page 319 in the Probate Office of Shelby County, Alabama.

This deed conveys a total of a Six Percent (6%) undivided interest in said property, a Two Percent (2%) undivided interest going to each of said three named children.

Subject to:

- (a) Taxes for the current year, a lien but not yet payable;
- (b) Restrictions and easements of record.

(CONTINUED ON REVERSE SIDE)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 25th day of January, 1978.

(Seal)

(Seal)

(Seal)

Carol R. King (Seal)
Carol R. King

James A. King (Seal)
James A. King

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol R. King and husband, James A. 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 25th day of January, A. D., 1978.

Notary Public.

Return To

RETURN TO: LEITMAN, SEGAL & PAYNE, P.A.

1015 FIRST ALABAMA BANK BLDG.

BIRMINGHAM, ALABAMA 35203

CAROL R. KING AND JAMES A. KING

TO

JAMES A. KING, JR., CAROL KING

NOLEN, AND EDWARD R. KING

WARRANTY DEED

STATE OF ALABAMA,

SHELBY County.

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BIRMINGHAM, ALA.

DEED TAX \$

RECORD FEE \$

TOTAL \$

(Continued from reverse side)

There is also hereby conveyed a perpetual right of way for a road 25 feet in width extending across the S 1/2 of SW 1/4 of said Section 25 from the old ford on Shoal Creek to the public road, to be used for ingress and egress to and from the property hereby conveyed.

STATE OF ALA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 FEB -2 AM 11:24

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed tax - .50
Rec. 3.50
Inv. 1.00
\$ 5.00



19780202000013540 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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