

(Address) 1407 City Federal Bldg.

Form 1-1-27 Rev. 1-46
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$50,100.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Alta J. King, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
King and Fowler Real Estate, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

30
41
23
25
34
35
300
A parcel of land located in Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northwesterly corner of Lot 54 of KINGWOOD, First Addition, as recorded in Map Book 6, Page 90, in the office of the Judge of Probate in Shelby County, Alabama, thence in a South-easterly direction, along the Northeasterly line of said Lot 54, a distance of 135.0 feet, thence 87 degrees 06 minutes 23 seconds right, in a Southwesterly direction, a distance of 265.57 feet, thence 77 degrees 30 minutes 01 second left, in a Southeasterly direction, a distance of 143.51 feet thence 23 degrees 11 minutes 38 seconds right, in a Southeasterly direction, a distance of 140.81 feet, thence 18 degrees 31 minutes 48 seconds right, in a Southeasterly direction, a distance of 132.49 feet, thence 82 degrees 46 minutes 48 seconds left, in an Easterly direction a distance of 151.39 feet, thence 90 degrees left, in a Northerly direction a distance of 11.20 feet, thence 90 degrees right, in an Easterly direction, a distance of 50.0 feet to the beginning of a curve to the left, said curve having a radius of 533.92 feet and a central angle of 3 degrees 34 minutes, thence 90 degrees left to tangent of said curve, thence along arc of said curve, in a Northerly direction, a distance of 33.24 feet to end of said curve, thence 90 degrees right from tangent of said curve, in a Northeasterly direction, a distance of 164.33 feet thence 102 degrees 54 minutes 24 seconds left, in a Northwesterly direction, a distance of 273.03 feet, thence 11 degrees 59 minutes right, in a Northwesterly direction, a distance of 80.79 feet thence 9 degrees 49 minutes 27 seconds right, in a Northerly direction, a distance of 108.69 feet, thence 7 degrees 55 minutes 57 seconds right, in a Northeasterly direction, a distance of 180.0 feet, thence 90 degrees left, in a Southwesterly direction, a distance of 442.09 feet to the beginning of a curve to the right, said curve having a radius of 25.0 feet and a central angle of 79 degrees 20 minutes 16 seconds, thence along arc of said curve, in a Northwesterly direction, a distance of 34.62 feet to a point on the Northeasterly Right of Way Line of King Charles Court, thence 180 degrees right, measured to the tangent of a curve to the right, said curve having a radius of 245.24 feet and a central angle of 280 degrees 51 minutes 44 seconds, thence along arc of said curve, and said Right of Way Line, in a Southwesterly direction, a distance of 123.54 feet to end of said curve, thence continue in a Southwesterly direction, along said Right of Way Line, a distance of 40.0 feet to the Point of Beginning. Said parcel contains 6.68 acres and is not located in a flood prone area according to the Federal Insurance Administration Flood Hazard Boundary Map.

Subject to: 1. All covenants, restriction, and easements of record.
2. Unpaid ad valorem taxes to date, if any.

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, I have hereunto set my hands(s) and seal(s), this 2nd day of April 1984

Direct by 50.50
Rec'd 1.50
Ind. 1.00
53.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 APR -2 PM 1:24 (Seal)
JUDGE OF PROBATE (Seal)

Alta J. King (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
Shelby COUNTY }
I, Laura Dee Haslop, a Notary Public in and for said County, in said State, hereby certify that Alta J. King whose name 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 has executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 2nd day of April A. D., 1984
Laura Dee Haslop
My Commission Expires April 16, 1986 Notary Public.