

This instrument was prepared by

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Three Thousand and 00/100 (\$103,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

George Michael Harper, and wife Mary Jean Harper

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

Marion K. King, and wife Brenda Sue King

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 16, according to the Map of Indian Ridge Estates, as recorded in Map Book 6, Page 44, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the current year 1984 and subsequent years. (2) Building setback line of 75 feet reserved from Miller Circle, as shown by plat. (3) Public utility easements as shown by recorded plat, including a 7.5 foot easement on the Westerly and Southerly sides of subject property. (4) Restrictions, covenants and conditions as set out in instrument recorded in Miscellaneous Book 10, Page 665, in the Probate Office of Shelby County, Alabama. (5) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 536, and Deed Book 242, Page 432, in said Probate Office. (6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 42, Page 246, in said Probate Office.

\$82,400.00 of the purchase price of the property described herein has been paid by the proceeds of a purchase money mortgage executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, they have hereunto set their hand(s) and seal(s), this 3rd day of April, 19 84

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
21.00  
1.50  
1.00 1984 APR -4 AM 9:11  
23.50  
JUDGE OF PROBATE  
(Seal)

George Michael Harper (Seal)  
George Michael Harper  
Mary Jean Harper (Seal)  
Mary Jean Harper (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George Michael Harper, and wife Mary Jean Harper 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 3rd day of Apr 11 A. D., 19 84