

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 321 First Street North, Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of NINE THOUSAND AND NO/100TH (\$9,000.00) DOLLARS

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

TED WRIGHT FENN AND WIFE, KAREN G. FENN

(herein referred to as grantors) do grant, bargain, sell and convey unto
RODNEY W. KING AND WIFE, WANDA F. 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 88, Scottsdale, Second Addition, as recorded in Map Book 7, Page 118, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTORS' ADDRESS: 4635 Leash Lane, Memphis, Tennessee 38115

GRANTEES' ADDRESS: 1112 Henry Drive, Alabaster, Alabama 35007

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Jackson Company as recorded in Mortgage Book 404, Page 877, and assigned to Stockton, Whatley, Davin & Co. in Misc Book 43 Page 921 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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, we have hereunto set our hand(s) and seal(s), this 9th day of March, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
1984 APR -4 AM 11:21
(Seal)

Ted Wright Fenn (Seal)
TED WRIGHT FENN
Karen G. Fenn (Seal)
KAREN G. FENN
(Seal)

[Signature] (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, [Signature], a Notary Public in and for said County, in said State, hereby certify that TED WRIGHT FENN AND WIFE, KAREN G. FENN 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9TH day of MARCH A. D., 1984