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(Name) David H. King
2626 Chandafern Drive
(Address) Pelham, AL 35124

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

(Address) 2100 16th Avenue South, Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND EIGHT HUNDRED SEVENTY AND NO/100 DOLLARS and the assumption of the hereinafter described mortgage, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Charles Shields and wife, Patricia A. Shields
(herein referred to as grantors) do grant, bargain, sell and convey unto

David H. King and wife, Linda E. 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 125, according to the survey of Chandalar South, Second Sector, as recorded in Map Book 6, page 12 in the Probate Office of Shelby County, Alabama.

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

And as part of the consideration, the herein grantees expressly assume and promise to pay those certain mortgages to Johnson & Associated Mortgage Company as recorded in Volume 356, Page 351 and subrogated by Mics. Volume 41, Page 51 and to Engel Mortgage Company, Inc. as recorded in Volume 414, Page 57 in said Probate Office according to the terms and conditions of said mortgage.

STATE OF ALABAMA
INSTRUMENT
1984 OCT 17 AM 11:00

Deed to 1400
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1750

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 1st day of October, 19 84

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal) James Charles Shields
(Seal) Patricia A. Shields
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that James Charles Shields and wife, Patricia A. Shields whose name 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 1st day of October, A. D., 19 84

Notary Public.