

TITLE NOT EXAMINED

This Instrument Prepared By:
James C. Pino, Esq.
P. O. Box 766
Alabaster, Alabama 35007

2,500.00

WARRANTY DEED

STATE OF ALABAMA:

COUNTY OF SHELBY:

That in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I, Alta J. King, a widow, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James L. King (herein referred to as grantee, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

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A parcel of land located in the SW 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 - 1/4 Section, thence in a Northerly direction, along the East line of said 1/4 - 1/4 Section, a distance of 48.72 feet to the Point of Beginning, said point being on the Northeast Rightway of Line of Shelby County Highway 64; thence continue along last described course, along said East line, a distance of 231.69 feet; thence 90 degrees 03 minutes 54 seconds left, in a Westerly direction, a distance of 199.02 feet to a point on the East Right of Way Line of Royalty Drive; thence 90 degrees left, in a Southerly direction along said Right of Way Line, a distance of 206.35 feet to a point on the Northeast Right of Way Line of said Shelby County Highway 64; thence 82 degrees 44 minutes 08 seconds left, in a Southeasterly direction along said Right of Way Line, a distance of 200.37 feet to the Point of Beginning.

Said parcel contains 1.0 Acres.

Subject to all easements, rights-of-way and restrictions of record.

GRANTORS' ADDRESS: 3476 Indian Lake Trail - Helena AL
GRANTEE'S ADDRESS: 3438 Indian Lake Dr - Helena AL

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of December, 1984.

James L. King
P.O. Box 766
Alabaster AL 35007

Alta J. King
ALTA J. KING

STATE OF ALABAMA:

COUNTY OF SHELBY:

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Alta J. King, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of December, 1984.

Nathalie S. Hamilton
Notary Public
My Commission Expires August 31, 1988



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

1984 DEC 31 PM 1:57

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Adm. Tax 2.50
Rec. 5.00
Sub. 1.00
8.50