

164

SEND TAX NOTICE TO:

(Name) Rex H. Pyron

(Address) 1529 King James Drive
Atabaster, Al. 35007

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-TWO THOUSAND AND NO/100 (\$52,000.00)-----DOLLARS

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

King & Fowler, Real Estate, Inc.

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

Rex H. Pyron and wife, Florence S. Pyron

(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 8, according to the Map and Survey of Kingwood Townhomes, Phase One, as recorded in Map Book 9, page 18 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Building setback line of 30 feet reserved from King James Drive as shown by plat.
2. Public utility easements as shown by recorded plat, including at 15 foot easement on the Southwesterly side.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 225, page 224 and Deed Book 55, page 454 in Probate Office.
4. Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 285, page 253 in Probate Office.
5. Easement to Colonial Pipeline as shown by instrument recorded in Deed Book 220, page 505 and Real Volume 20, page 247 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 12, page 549 and covenants pertaining thereto recorded in Misc. Book 12, page 548 in Probate Office.
7. Taxes for the year 1986 which are a lien, but not due and payable until October 1, 1986. Parcel ID: 58-13-7-26-2-001-005.02
8. Permit to Alabama Power Company recorded in Real Book 48, page 65 in Probate Office.

\$32,000.00 of the purchase price recited above was paid from a purchase money mortgage executed simultaneously herewith.

The above property is not the homestead of the Grantor.

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, I have hereunto set my hand(s) and seal(s), this 2nd

day of December, 1985

WITNESS:

Deed Tax 20.00
Rec 2.50
Paid 1.00
23.50
1985 DEC -3 PM 2:53
(Seal)

KING & FOWLER REAL ESTATE, INC.

By: James L. King (Seal)
James L. King, Owner and President (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority

hereby certify that James L. King as owner and President of King & Fowler Real Estate, Inc.

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 he executed the same voluntarily on the day the same bears date.

Given under hand and official seal this 2nd

December

D., 19 85