

This instrument was prepared by

(Name) DOUGLAS L. KEY, ATTORNEY
2100 11th Avenue North
(Address) Birmingham, AL 35234

Send Tax Notice To: Robert Farrell King, Sr. and John Terry King, Sr.
name
P. O. Box 201
Chelsea, AL 35043
address

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

STATE OF ALABAMA
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirty Six Thousand and no/100 (\$36,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Horace L. Thacker and wife, E. Margaret Thacker

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

Robert Farrell King, Sr. and John Terry King, Sr.

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description.

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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 ~~X~~(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 3rd day of September, 19 86

WITNESS:

(Seal)

(Seal)

(Seal)

Horace L. Thacker (Seal)
HORACE L. THACKER
E. Margaret Thacker (Seal)
E. MARGARET THACKER

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Horace L. Thacker and wife, E. Margaret Thacker whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of September A. D., 19 86.

Alaine S. Hughes
Notary Public

Exhibit A

Begin at the Northwest corner of the SW 1/4 of NW 1/4 of Section 26, Township 19, Range 1 West, Shelby County, Alabama, and run South 2 degrees 30 minutes East 270.4 feet; thence South 40 degrees 55 minutes East 448.9 feet, to North boundary line of Highway 91; thence in an Easterly direction along Northerly line of said Highway 630 feet, more or less; thence in a Northerly direction, and parallel with East line of said Section 210 feet; thence in a Westerly direction and parallel with North line of said Section 105 feet; thence North 2 degrees 15 minutes West 817.5 feet to top of ridge; thence South 30 degrees 45 minutes West 187.2 feet; thence South 44 degrees 45 minutes West 400.8 feet; thence South 35 degrees 45 minutes West 165 feet; thence South 86 degrees 30 minutes West 310 feet to point of beginning, containing 1 1/3 acres, more or less, LESS AND EXCEPT the following described part or portion thereof reserved to the Grantors: Commence at the Northwest corner of the SW 1/4 of NW 1/4 of Section 26, Township 19, Range 1 West, Shelby County, Alabama, and run South 2 degrees 30 minutes East 270.4 feet; thence South 40 degrees 55 minutes East 448.9 feet, to North boundary line of Highway 91; thence in an Easterly direction along Northerly line of said Highway 630 feet, more or less, to the point of beginning of the tract herein excepted and reserved to the Grantors; thence in a Northerly direction parallel with the East line of said Section 210 feet; thence in a Westerly direction and parallel with the North line of said Section 105 feet; thence in a Southerly direction and parallel with the East line of said Section 210 feet; and thence in an Easterly direction along the Northerly line of said Highway a distance of 105 feet to the point of beginning. MINERAL AND MINING RIGHTS EXCEPTED. Less and except one acre previously conveyed to Burlin McManus, Jr. and wife Linda McManus in Deed Book 348 Page 94 Probate records of Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of Section 26, Township 19 South, Range 1 West; thence run South along the West line of said Section 26, a distance of 1583.83 feet to the point of beginning; thence turn an angle of 38 degrees 34 minutes to the left and run a distance of 451.80 feet, to a point on the North right of way of Alabama State Highway No. 280; thence turn an angle of 156 degrees 52 minutes 08 seconds to the left and run a distance of 491.29 feet; thence turn an angle of 113 degrees 07 minutes 52 seconds to the left and run a distance of 193.00 feet to the point of beginning. Situated in the SW 1/4 of the NW 1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 1.00 acre more or less.

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

1986 SEP 16 PM 4: 53

F. James W. ...
JUDGE OF PROBATE

- 1. Deed Tax \$36.00
- 2. Mtg. Tax
- 3. Recording Fee 5.00
- 4. Indexing Fee 1.00
- TOTAL 42.00