

This instrument was prepared by

(Name) J. Michael Joiner

Send Tax Notice To: George H. Traugh
name

(Address) P.O. Box 1012, Alabaster, Alabama 35007

1708 King James DR. Alabaster, AL
address 35007

WARRANTY DEED-

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

James L. King, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

George H. Traugh, an unmarried man

(herein referred to as grantee, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

A tract of land situated in the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, and run in a Southerly direction along the East line of said 1/4-1/4 section a distance of 387.12 feet to the Northeast corner of Lot 3 according to the Survey of King's Meadow, First Sector, as recorded in Map Book 10, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning; thence continue in a Southerly direction along the East line or said 1/4-1/4 section and the East line of said Lot 3 a distance of 112.94 feet to the Southeast corner of said Lot 3; thence turn an interior angle of 97°45'19" and run to the right in a Westerly direction along the South line of said Lot 3 a distance of 27.39 feet to a point; thence turn an interior angle of 69°08'46" and run to the right in a Northerly direction a distance of 11.75 feet to the point of beginning; containing 0.035 acres, more or less. Mineral and mining rights excepted. Subject to easements, taxes and restrictions of record.

This property does not constitute the homestead of Grantor.

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

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 hands(s) and seal(s), this 7th day of April, 1987.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT TO BE TRUE

1987 APR 27 AM 10:55

1. Deed Tax (Seal) 1.00

2. Mtg. Tax (Seal)

3. Recording Fee (Seal) 2.50

4. Indexing Fee (Seal) 1.00

TOTAL 4.50

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. King, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April

A. D. 1987

Notary Public

BOOK 127 PAGE 251