

379

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) James G. Henderson, Attorney at Law

(Address) Suite 1624, The 2121 Building, Birmingham, AL 35203

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 Twenty Thousand Dollars and No/100 DOLLARS

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

Donald W. Shirley and wife, Nancy L. Shirley

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

Carl W. King, Jr. and wife, Linda F. 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:

A tract of land situated in the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, r-w, Shelby County description as follows: Begin at the SE corner of the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, r-w. Shelby County, Alabama. Thence run west along the South line of said 1/4 1/4 a distance of 415.00 feet, thence run 90 deg. 02 sec. thence run northerly 420.00 feet thence right 90 deg. thence run east parallel to the south line of said 1/4 1/4 423.78 feet to said point on the east line of said 1/4 1/4 section thence south along said east line 420.09 feet to point of beginning. This property lies in Section 34, Township 19 South, Range 1 West, Shelby County, Alabama,

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1. Deed Tax \$ 20.00
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 23.50

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 23rd

day of October 1987

WITNESS: STATE OF ALA. SHELBY CO.

1987 NOV -5 PM 12:02 (Seal)

James G. Henderson, Jr. (Seal)

JUDGE OF PROBATE (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Donald W. Shirley and wife, Nancy L. Shirley
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 23rd day of October A. D., 1987

James G. Henderson, Jr.
Notary Public