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This instrument was prepared by

(Name) J. MICHAEL JOINER
(Address) P. O. BOX 1012
ALABASTER, ALABAMA 35007

Send Tax Notice To MR. & MRS. A. H. TANNER
name 2130 MARION STREET
BIRMINGHAM, ALABAMA 35226
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 TWENTY THOUSAND AND 00/100 (\$20,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES L. KING, a married man, and ELAINE KING

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

A. H. TANNER and wife, MARY FRANCES THRIFT TANNER

(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 EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO THAT EASEMENT AS RESERVED IN DEED RECORDED IN DEED BOOK 303,
PAGE 234; ANY PART OF SUBJECT PROPERTY LYING WITHIN THE BANKS OF BUCK CREEK;
AND ANY EXISTING EASEMENTS, TAXES, RESTRICTIONS, SET-BACK LINES, RIGHTS
OF WAY, LIMITATIONS, IF ANY, OF RECORD.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF SELLERS.

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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 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 26TH
day of JANUARY, 1989.

WITNESS:

(Seal)
(Seal)
(Seal)
(Seal)

James L. King (Seal)
JAMES L. KING
Elaine King (Seal)
ELAINE KING

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,
hereby certify that JAMES L. KING and ELAINE KING
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 26TH day of JANUARY A. D., 1989

Donna F. Ryan
Notary Public.

EXHIBIT "A"

BOOK 224 PAGE 63

Commence at the SW corner of the NE 1/4 of the NE 1/4, Section 26, Township 20 South, Range 3 West; thence North 1 degrees 56 minutes 44 seconds West and run along 1/4 1/4 line 529.66 feet to the Point of Beginning; thence continue along last described course 250.0 feet; thence South 88 degrees 10 minutes 36 seconds East and run 540.0 feet to the center of Buck Creek; thence South 8 degrees 18 minutes 44 seconds West and run along said centerline 68.8 feet; thence South 1 degrees 22 minutes 35 seconds East and continue along said centerline 181.38 feet; thence North 88 degrees 10 minutes 37 seconds West and run 525.92 feet to the Point of Beginning. Shelby County, Alabama. ALSO: a 50 foot wide easement for ingress, egress, utilities and drainage, centerline being particularly described as follows: Commence at the SW corner of the NE 1/4 of the NE 1/4, Section 26, township 20 South, Range 3 West for the point of beginning; thence North 88 1 degree 56 minutes 44 seconds west and run 615.69 feet; thence North 88 degrees 16 minutes 02 seconds West and run 368.78 feet to the centerline intersection with King Charles Court being the end of said easement. Also a 25 foot easement being described as follows: Commence at the SW corner of the NE 1/4 of the NE 1/4, Section 26, Township 20 South, Range 3 West thence North 1 degrees 56 minutes 44 seconds West and run 615.69 feet to the Point of beginning; Said point being on the west side of said easement and the west line is described as follows: thence continue along last described course 163.97 to end of said easement, Shelby County, Alabama.

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

89 JAN 27 AM 9:20

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

| | |
|------------------|-------------------|
| 1. Dead Tax | \$ <u>20.00</u> |
| 2. Mtg. Tax | <u> </u> |
| 3. Recording Fee | <u>5.00</u> |
| 4. Indexing Fee | <u>1.00</u> |
| TOTAL | <u>26.00</u> |