

This instrument was prepared by

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

Send Tax Notice To: MR. AND MRS. DELMAS MEARS, JR.
1325B APPLETREE LANE
HOOVER, ALABAMA 35226
address

696
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of TWENTY-FIVE THOUSAND and 00/100 (\$25,000.00) 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, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

DELMAS MEARS, JR. and wife, NOREEN A. MEARS

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY

County, Alabama to-wit:

COMMENCE AT THE SW CORNER OF THE NE1/4 OF THE NE1/4, SECTION 26, TOWNSHIP 20 S., RANGE 3 W.; THENCE N 1 DEGREE 56' 44" W AND RUN 264.8' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 264.86'; THENCE S 88 DEGREES 10' 37" E AND RUN 525.92' TO THE CENTER OF BUCK CREEK; THENCE S 1 DEGREE 22' 35" E AND RUN ALONG SAID CENTERLINE 41.2'; THENCE S 22 DEGREES 24' 46" E AND CONTINUE ALONG SAID CENTERLINE 119.52'; THENCE S 14 DEGREES 11' 41" E AND CONTINUE ALONG SAID CENTERLINE 120.99'; THENCE N 87 DEGREES 58' 19" W AND RUN 593.26' TO THE POINT OF BEGINNING, IN SHELBY COUNTY, ALABAMA.

ALSO A 50' EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE WITH CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NE1/4 OF THE NE1/4, SECTION 26, TP. 20S., RANGE 3W.; THENCE N 1 DEGREE 56' 44" W AND RUN 615.69'; THENCE N 88 DEGREES 16' 02" AND RUN 368.78 TO THE CENTERLINE INTERSECTION OF KING CHARLES COURT AND END OF EASEMENT.

SUBJECT TO THE EXISTING EASEMENTS, TAXES, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.

\$10,000.00 OF THE ABOVE-REFERENCED PURCHASE PRICE HAS BEEN PAID BY A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS.

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 7TH day of MARCH, 1989

WITNESS:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAR 10 AM 9:18

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

STATE OF ALABAMA
SHELBY COUNTY

1. Legal Fee (Seal) \$ 15.00
2. Mtg. Tax
3. Recording Fee 2.50 General Acknowledgment
4. Indexing Fee 1.00

I, THE UNDERSIGNED TOTAL 18.50, a Notary Public in and for said County, in said State, hereby certify that JAMES L. KING, a married man and ELAINE KING, a single woman 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 7TH day of MARCH A. D., 19 89

J. Michael Joiner
Notary Public