

This instrument was prepared by

(Name) J. MICHAEL JOINER

P. O. BOX 1012

(Address) ALABASTER, ALABAMA 35007

Send Tax Notice To: MR. & MRS. DELMAS MEARS, JR.

name 1325B APPLETREE LANE
HOOVER, 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 FIFTEEN THOUSAND and 00/100 (\$15,000.00) 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

(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:

A TRACT OF LAND SITUATED IN THE NE 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4, SECTION 26, TOWNSHIP 20 S., RANGE 3 W.

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION AND RUN N 1 DEGREE 56' 44" W AND RUN 264.8 FEET TO THE POINT OF BEGINNING; THENCE N 87 DEGREES 58' 19" W AND RUN 25.06 FEET; THENCE N 1 DEGREE 56' 44" W AND RUN 264.86 FEET; THENCE S 88 DEGREES 10' 37" E AND RUN 330.0 FEET; THENCE S 1 DEGREE 55' 42" E AND RUN 226.04 FEET; THENCE N 87 DEGREES 58' 19" W AND RUN 304.94 TO THE POINT OF BEGINNING. CONTAINING 2.0 ACRES. LESS AND EXCEPT A 50 FEET EASEMENT FOR INGRESS, EGRESS, UTILITY AND DRAINAGE BEING THE WEST 50 FEET OF ABOVE-DESCRIBED PROPERTY.

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

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS.

1. Dead Tax \$ 1500

2. Mtg Tax

3. Recording Fee 250

4. Indexing Fee 100

TOTAL 1850

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, I have hereunto set MY hand(s) and seal(s), this 15th

day of MARCH, 1989

WITNESS: STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAR 16 AM 10:25 (Seal)

Thomas A. [Signature] (Seal)
JUDGE OF PROBATE

James L. King (Seal)
JAMES L. KING

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, a married man

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 HE executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 15th day of MARCH A. D., 1989