

1396

This instrument was prepared by  
(Name) Lamar Ham  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: David P. King  
name  
345 12th Street SW  
address  
Alabaster, AL 35007

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

STATE OF ALABAMA  
Jefferson COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Forty Nine Thousand and 00/100 DOLLARS

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

Julie A. Holcombe Loebler, a married woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto

David P. King and Teresa L. 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:

Lot 1, Block 2, according to Alabaster Highlands Subdivision, as recorded in Map Book 4, page 43 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

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\$50,083.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Julie A. Holcombe Loebler is one and the same person as Julie A. Holcombe.

This property is not the homestead of the Grantor herein or her spouse.

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 21st day of April, 19 89

WITNESS:

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

Julie A. Holcombe Loebler  
Julie A. Holcombe Loebler (Seal)

89 APR 26 AM 10:24

NO TAX COLLECTED

STATE OF ALABAMA JUDGE OF PROBATE  
Jefferson COUNTY

- 1. Notary Public Fee \$ 5.50
- 2. Mtg Tax
- 3. Recording Fee 2.50 General Acknowledgment
- 4. Indexing Fee 3.00
- TOTAL 5.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julie A. Holcombe Loebler, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, A. D., 19 89

[Signature]  
Notary Public.