

TITLE NOT EXAMINED

This instrument was prepared by

Send Tax Notice To: _____

name

(Name) J. Michael Joiner, Joiner and Kramer

address

(Address) P.O. Box 1012, Alabaster, Alabama 35007

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 Fifty-Four Thousand and no/100 (\$54,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rose Marie King, a married woman, Ted R. Stewart, a married man and Wendell A. Stewart

a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jim L. King and wife, Rose Marie 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:

See Attached Legal Description

The above referenced property does not constitute the homstead of the grantors or their spouses.

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 _____

day of _____, 19____

WITNESS:

James L. King (Seal)

Bobbie Shivers (Seal)

Melva Glenn (Seal)

Rose Marie King (Seal)
Rose Marie King

Ted R. Stewart (Seal)
Ted R. Stewart

Wendell A. Stewart (Seal)
Wendell A. Stewart

STATE OF ALABAMA

General Acknowledgment

_____ COUNTY

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rose Marie King 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 8th day of August A. D., 19 89

Georgia
STATE OF ALABAMA)

Mei. COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ted R. Stewart, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of August, 1989.

Susan Jones
Notary Public

My Commission Expires August 3, 1993

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State of Alabama)

CALHOUN County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendell A. Stewart, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 1989.

Dennis Hubbard
Notary Public

MY COMMISSION EXPIRES OCT. 31, 1992

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

89 AUG 23 AM 10:47

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>54.00</u>
2. Mtg. Tax	—
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>63.00</u>

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

TO

Recording Fee \$
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20TH STREET
BIRMINGHAM ALABAMA 35203

Return to:

Lot No. 2 in Block #13 in the town of Helena, Alabama, and situated and being a part of the Northwest quarter of the Southwest quarter of Section 15, Township 20 Range 3, West, more particularly described as one house and lot of one acre, on the Southwest corner of First Avenue and Fourth Street, as mapped by Joseph Squire of Helena, Alabama beginning at the Southwest corner of First Avenue and Fourth Street and run West along the South side of First Avenue 172 feet to Section line between Sections 15 and 16 in Township 20, Range 3 West, and run thence South along said Section line 257.5 feet; thence East 130.8 feet to Fourth Street; run thence North along the West side of Fourth Street 257 feet to the point of beginning, containing 1 acre, more or less with all houses thereon belonging on said lot, and situated and being in the Town of Helena, in Shelby County, Alabama and also

A part of Block 13 in the Town of Helena, Alabama, as mapped by Joseph Squire, as follows: Begin at the Southeast corner of said Block 13 on the North edge of First Avenue and run West along the North edge of said First Avenue 176 feet to a Section Line, between Sections 15 and 16 in Township 20, South, Range 3 West, and run thence North along the said Section line 195 feet to a stake; run thence East 176 feet parallel with the North side of First Avenue to a stake; run thence South parallel with said Section line 195 feet to the point of beginning, and containing .75 of an acre of land, more or less, and located in the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 15, Township 20 South, Range 3 West, mineral rights hereby reserved, which rights have heretofore been sold.

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

89 AUG 24 AM 10:42

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	NO TAX COLLECTED
2. Mtg. Tax	1.00
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	12.50