

This instrument was prepared by

Send Tax Notice To:

Tony J King
 name Rt 1 Box 975
Leeds AL 35094
 address

(Name) John L. Hartman, III
P. O. Box 846
 (Address) Birmingham, Alabama 35201

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 Ten and no/100 (\$10.00) DOLLARS
 and the Agreement of the Grantees to not convey this property to a third party during the
 lifetime of the Grantors herein
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Melvin L. Dingler and wife, Billie Jane Dingler
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Tony J. King and Doretta M. 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 Exhibit "A" for legal description)

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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 we do for ourselves (ourselves) and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 20th
 day of October, 1989.

WITNESS:

_____(Seal)
 _____(Seal)
 _____(Seal)

Melvin L. Dingler (Seal)
Billie Jane Dingler (Seal)
Billie Jane Dingler (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State,
 hereby certify that Melvin L. Dingler and wife Billie Jane Dingler
 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 20th day of October A. D., 1989

HARTMAN, FAWAL & SPINA

John L. Hartman, III

Notary Public.

EXHIBIT "A"

PARCEL I:

Part of the NW 1/4 of the SE 1/4 of Section 4, Township 18 South, Range 1 East, described as follows:

Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 4, go South 87 degrees, 59 minutes 48 seconds East along the North boundary of said 1/4 - 1/4 Section for 384.34 feet to an existing iron pin; thence South 02 degrees 00 minutes 54 seconds West for 120.00 feet; thence South 88 degrees 22 minutes 15 seconds East for 100.00 feet to the Point of Beginning; thence continue South 88 degrees 22 minutes 16 seconds East for 600.00 feet; thence South 02 degrees 00 minutes 34 seconds West for 440.00 feet; thence North 88 degrees; 22 minutes 15 seconds West; for 500.00 feet; thence North 02 degrees 00 minutes 54 seconds East for 440.00 feet to the Point of Beginning.

A 25 foot wide perpetual Easement for Ingress and Egress is dedicated and described as follows:

Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 4 go South 87 degrees 59 minutes 46 seconds East along the North boundary of said 1/4 - 1/4 Section for 384.34 feet to an existing iron pin; thence South 02 degrees 00 minutes 54 seconds West for 320.00 feet; thence South 88 degrees 22 minutes 15 seconds East for 555.21 feet to the Point of beginning; thence 12.5 feet either side of a line as follows; go North 29 degrees 50 minutes 07 seconds West for 889.28 feet; thence North 12 degrees 02 minutes 12 seconds East for 148.00 feet; thence North 32 degrees 49 minutes 52 seconds West for 87.25 feet; thence North 20 degrees 11 minutes 11 seconds West for 349.58 feet to the South boundary of Shelby County Highway No. 41.

PARCEL II:

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 4, Township 18 South, Range 1 East, described as follows:

Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 4 go South 87 degrees 59 minutes 48 seconds East along the North boundary of said 1/4 - 1/4 Section for 384.34 feet to an existing iron pin; thence South 02 degrees 00 minutes 54 seconds West for 320.00 feet; thence South 88 degrees 22 minutes 15 seconds East for 359.86 feet, to the Point of Beginning; thence continue South 88 degrees 22 minutes 15 seconds East for 210.00 feet; thence South 02 degrees 00 minutes 54 seconds West for 210.00 feet; thence North 88 degrees 22 minutes 15 seconds West for 210.00 feet; thence North 02 degrees 00 minutes 54 seconds East for 210.00 feet to the Point of Beginning.

A 25 foot wide perpetual Easement for Ingress and Egress is dedicated described as follows:

Commence at the NW 1/4 of the SE 1/4 of Section 4 go South 87 degrees 59 minutes 48 seconds East along the North boundary of said 1/4 - 1/4 Section for 384.34 feet to an existing iron pin; thence South 02 degrees 00 minutes 54 seconds West for 320.00 feet; thence South 88 degrees 22 minutes 15 seconds East for 555.21 feet to the Point of Beginning; thence 12.6 feet either side of a line as follows; go North 29 degrees 50 minutes 07 seconds West for 889.28 feet; thence North 12 degrees 02 minutes 13 seconds East for 148.30 feet; thence North 32 degrees 49 minutes 52 seconds West for 87.25 feet; thence North 20 degrees 11 minutes 11 seconds West for 349.56 feet to the South boundary of Shelby County Highway No. 41.

SUBJECT TO: (1) Current taxes; (2) Right of way for Alabama Power Company as recorded in Volume 103, page 426; Volume 82, page 205; Volume 134, page 16; Volume 82, page 203; Volume 114, page 12; Volume 103, page 473; Volume 138, page 326; Volume 138, page 327; Volume 86, page 553; Volume 223, page 108; Volume 103, page 471; Volume 133, page 363; Volume 103, page 471 and Volume 138, page 459, in the Probate Office of Shelby County, Alabama; (3) Right of way for Shelby County as recorded in Probate Min. 23, page 265; Volume 158, page 422; Volume 158, page 423 and Volume 167, page 244, in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions and reservations of record.

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

89 NOV -2 PM 1:54

THOMAS A. SHAW, JR.
CLERK OF PROBATE

1. Deed Tax -----	\$ 760.00
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 5.00
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 69.00