



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

1731

(Name) Lindsey J. Allison

(Address) P.O. Box 380275; Birmingham, AL 35238

WARRANTY DEED

\$750.00

STATE OF ALABAMA

Seven Hundred Fifty & 2/100

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good or valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Robert Farrell King, Sr., and John Terry King, Sr.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ Robert Farrell King, Sr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

See attached Exhibit "A" for legal description

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st
day of July, 19 89.

_____(SEAL) Robert Farrell King Sr. (SEAL)
ROBERT FARRELL KING, SR.
_____(SEAL) John Terry King Jr. (SEAL)
JOHN TERRY KING, SR.
_____(SEAL) _____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, _____ the undersigned
in said State, hereby certify that
ROBERT FARRELL KING, SR. and JOHN TERRY KING, SR.

a Notary Public in and for said County,

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 21st day of July, A.D. 19 89.

P.O. Box 201
21 11 11.35 AM

Deanne B. Alphonso
Notary Public

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Exhibit A

Begin at the Northwest corner of the SW 1/4 of NW 1/4 of Section 26, Township 19, Range 1 West, Shelby County, Alabama, and run South 2 degrees 30 minutes East 270.4 feet; thence South 40 degrees 55 minutes East 448.9 feet, to North boundary line of Highway 91; thence in an Easterly direction along Northerly line of said Highway 630 feet, more or less; thence in a Northerly direction, and parallel with East line of said Section 210 feet; thence in a Westerly direction and parallel with North line of said Section 105 feet; thence North 2 degrees 15 minutes West 817.5 feet to top of ridge; thence South 30 degrees 45 minutes West 187.2 feet; thence South 44 degrees 45 minutes West 400.8 feet; thence South 35 degrees 45 minutes West 165 feet; thence South 86 degrees 30 minutes West 310 feet to point of beginning, containing 11 1/3 acres, more or less, LESS AND EXCEPT the following described part or portion thereof reserved to the Grantors: Commence at the Northwest corner of the SW 1/4 of NW 1/4 of Section 26, Township 19, Range 1 West, Shelby County, Alabama, and run South 2 degrees 30 minutes East 270.4 feet; thence South 40 degrees 55 minutes East 448.9 feet, to North boundary line of Highway 91; thence in an Easterly direction along Northerly line of said Highway 630 feet, more or less, to the point of beginning of the tract herein excepted and reserved to the Grantors; thence in a Northerly direction parallel with the East line of said Section 210 feet; thence in a Westerly direction and parallel with the North line of said Section 105 feet; thence in a Southerly direction and parallel with the East line of said Section 210 feet; and thence in a Easterly direction along the Northerly line of said Highway a distance of 105 feet to the point of beginning. MINERAL AND MINING RIGHTS EXCEPTED. Less and except one acre previously conveyed to Burlin McManus, Jr. and wife Linda McManus in Deed Book 348 Page 94 Probate records of Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of Section 26, Township 19 South, Range 1 West; thence run South along the West line of said Section 26, a distance of 1583.83 feet to the point of beginning; thence turn an angle of 38 degrees 34 minutes to the left and run a distance of 451.80 feet, to a point on the North right of way of Alabama State Highway No. 280; thence turn an angle of 156 degrees 52 minutes 08 seconds to the left and run a distance of 491.29 feet; thence turn an angle of 113 degrees 07 minutes 52 seconds to the left and run a distance of 193.00 feet to the point of beginning. Situated in the SW 1/4 of the NW 1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 1.00 acre more or less.

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

89 DEC 27 PM 3:52

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ 1.00
2. ... Tax -----	\$
3. ... Fee -----	\$ 5.00
4. ... Fee -----	\$ 3.00
5. ... -----	\$
6. ... Fee --	\$ 1.00
Total -----	\$ 10.00