

SEND TAX NOTICE TO:

(Name) Max King and Marilyn King

(Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTEEN THOUSAND AND NO/100 (\$14,000.00) DOLLARS

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

Jack E. Johnson and wife, Beatrice Johnson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Max King and wife, Marilyn 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:

From the NW corner of Section 3, Township 22 South, Range 1 East, run thence South along the West boundary of Section 3 a distance of 466.69 feet; thence turn 88 deg. 18 min. 53 sec. left and run 933.12 feet; thence turn 88 deg. 20 min. 40 sec. right and run 635.99 feet to the point of beginning of herein described parcel of land; thence turn 90 deg. 06 min. 42 sec. right and run 210.0 feet; thence turn 90 deg. 03 min. 04 sec. left and run 470.44 feet; thence turn 71 deg. 29 min. 7 sec. left and run 326.65 feet to a point on the Westerly boundary of Alabama Highway No. 145, having a 200.0 foot right of way; thence turn 91 deg. 29 min. 53 sec. left and run 600.0 feet along said highway boundary; thence turn 106 deg. 57 min. 56 sec. left and run 275.33 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 108 page 25; Deed Book 191, page 208 in Probate Office.

Mineral and mining rights not owned by grantors are excepted herefrom.

Grantors and grantees will prorate the 1990 ad valorem taxes at the time when said taxes are paid.

1. Deed Tax	_____	\$ 14.00
2. Mtg. Tax	_____	\$ 0.00
3. Recording Fee	_____	\$ 2.50
4. Indexing Fee	_____	\$ 3.00
5. No Tax Fee	_____	\$ 0.00
6. Certified Fee	_____	\$ 1.00
Total	_____	\$ 20.50

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 February, 1990

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

90 FEB -9 PM 4:27

J. R. A. Shivers, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Jack E. Johnson and Beatrice Johnson

whose names 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

day of

February

A. D., 19 90

Lance Brantley

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