

This instrument was prepared by:
Daniel M. Spiller
108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
Michael Ray King
106 Green Wing Circle
Pelham, Alabama 35124

CORPORATE FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of One Hundred Thirty-Five Thousand and 00/100'S *** (\$135,000.00) Dollars to the undersigned grantor, South Breeze Realty Corporation, a corporation, (herein referred to as grantor) in hand paid by the grantee herein, the receipt whereof is acknowledged, the undersigned said grantor does by these presents grant, bargain, sell and convey unto Michael Ray King, husband, and Yvonne King, his wife (herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20-A, according to the survey of Mallard Pointe, First Addition, as recorded in Map Book 11 page 86 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements and restrictions of record.

Mineral and mining rights excepted if not owned by Grantor.

\$108,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for each survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does, for itself, its successors and assigns covenant with said GRANTEES, their successors their heirs and assigns, that is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President who is authorized to execute this conveyance, has hereto set its signature and seal this 2nd day of March, 1990.

South Breeze Realty Corporation, a corporation

BY:

James W. Elliott (Seal)
James W. Elliott, President

STATE OF ALABAMA)

SHELBY COUNTY)

1. Deed Tax	\$ 27.00
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	\$ 33.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Elliott, whose name as President of South Breeze Realty Corporation, a corporation is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 2nd day of March, 1990.

Denise F. Felt
NOTARY PUBLIC:

My commission expires on 1/9/94

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WAS FILED

90 MAR -6 AM 11:27

JUDGE OF PROBATE