

62-53

REAL 804 PAGE 259

3882-43

This instrument prepared by:  
J. A. King  
801 City Federal Building  
Birmingham, Alabama 35203

STATE OF ALABAMA )  
JEFFERSON COUNTY )

938  
SHELBY  
COUNTY  
VALUATION  
\$1500.00

9.00

10,000.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned J. A. King and James A. King, Jr. had for some years past acted and are now acting as trustees under that certain Indenture of Trust made by James A. King, Jr., Carol K. Nolen and Edward R. King, dated July 1, 1970, recorded in Real Volume 636, Page 2, in the Probate Office of Jefferson County, Alabama; in Real Volume 133, Page 436, in the Bessemer Division of the Probate Office of Jefferson County, Alabama and in Book 300, Page 877, in the Probate Office of Shelby County, Alabama.

WHEREAS, the beneficiaries in said Indenture of Trust are (a) James A. King, Jr., (b) Carol K. Nolen, and (c) Edward R. King, all of whom are over the age of twenty-one.

WHEREAS, certain parcels of real property and/or interests therein have become and are a part of the corpus of said trust estate, said property being located in Jefferson, Shelby and St. Clair Counties, and elsewhere in the State of Alabama, and

WHEREAS, it is specifically provided by the terms of said Indenture of Trust, and more particularly Paragraph 4 thereof, that each beneficiary shall be entitled to all or any part of his or her share of the trust estate and to terminate his or her interest in said trust estate in whole or in part at any time whenever such beneficiary should make due demand therefor by instrument in writing filed with the trustee, and

WHEREAS, each and all of said beneficiaries have heretofore demanded by instrument in writing filed with the undersigned as trustee that their shares of said trust estate be delivered or conveyed to them and that said trust estate be terminated,

NOW, THEREFORE, in consideration of the premises and in order to terminate said trust in accordance with the terms of said Indenture of Trust and in accordance with the demand and wishes of said beneficiaries expressed in writing as aforesaid,

We, the said J. A. King and James A. King, Jr., as trustees under Indenture of Trust recorded in Real Volume 636, Page 2, in the Probate Office of Jefferson County, Alabama; in Real Volume 133, Page 436, in the Bessemer Division of the Probate Office of Jefferson County, Alabama and in Book 300, Page 877, in the Probate Office of Shelby County, Alabama do hereby grant, bargain, sell and convey unto the said James A. King, Jr., Carol K. Nolen and Edward R. King (hereinafter referred to as grantees) the following described real estate, to-wit:

All of the right, title and interest of the undersigned J. A. King and James A. King, Jr., as trustees under Indenture of Trust recorded in Real Volume 636, Page 2, in the Probate Office of Jefferson County, Alabama; in Real Volume 133, Page 436, in the Bessemer Division of the Probate Office of Jefferson County, Alabama and in Book 300, Page 877, in the Probate Office of Shelby County, Alabama, in and to any and all real property or interest therein located in Jefferson, Shelby and ST. Clair Counties and anywhere else in the State of Alabama, subject to any and all easements, restrictions and limitations of record.

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And we, the said J. A. King and James A. King, Jr., as trustees under said Indenture of Trust do hereby for ourselves, successors and assigns, if any covenant, with said grantees that said properties except as herein stated are free from all encumbrances done or suffered by us that we have a good right to sell and convey the same as aforesaid and the we will and our heirs, successors and assigns, if any shall warrant and defend the same unto the grantees against the lawful claims of any and all person claiming under acts done or suffered by me except as herein stated.

IN WITNESS WHEREOF, we, the said J. A. King and James A. King, Jr., as trustees under said Indenture of Trust have hereunto set our hands and seal, this 27<sup>th</sup> day of AUGUST, 1990.

STATE OF ALA. JEFFERSON CO.  
BESSEMER DIV. I CERTIFY  
THIS INSTRUMENT FILED ON

1990 SEP -5 PM 2:33

RECORDED & INDEXED  
DEED TAX HAS BEEN PAID ON THIS STATEMENT

*Henry A. Gault*  
JUDGE OF PROBATE

*J. A. King as Trustee*  
J. A. King as Trustee under Indenture of Trust recorded in Real Volume 636, Page 2, in the Probate Office of Jefferson County, Alabama; in Real Volume 133, Page 436, in the Bessemer Division of the Probate Office of Jefferson County, Alabama and in Book 300, Page 877, in the Probate Office of Shelby County, Alabama.

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

90 OCT 16 PM 12:49

*James A. King, Jr.*  
JUDGE OF PROBATE

*James A. King, Jr. as Trustee*  
James A. King, Jr. as Trustee under Indenture of Trust recorded in Real Volume 636, Page 2, in the Probate Office of Jefferson County, Alabama; in Real Volume 133, Page 436, in the Bessemer Division of the Probate Office of Jefferson County, Alabama and in Book 300, Page 877, in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA )  
JEFFERSON COUNTY )

|       |               |         |
|-------|---------------|---------|
| 1     | Notary Public | \$7.50  |
| 2     | Notary Public | 3.00    |
| 3     | Notary Public | 3.00    |
| 4     | Notary Public | 4.00    |
| 5     | Notary Public | 3.00    |
| 6     | Notary Public | 7.00    |
| Total |               | \$27.50 |

I, the undersigned, a Notary Public in and for said County in said State hereby certify that J. A. King and James A. King, Jr. whose names as trustees under Indenture of Trust recorded in Real Volume 636, Page 3, in the Probate Office of Jefferson County, Alabama; in Real Volume 133, Page 436, in the Bessemer Division of the Probate Office of Jefferson County, Alabama and in Book 300, Page 877, in the Probate Office of Shelby County, Alabama, 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, in their capacity as such trustees executed the same voluntarily on the day the same bears date.

Given under my hand this the 27<sup>th</sup> day of August, 1990.

STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

1990 AUG 28 AM 11:08

RECORDED & INDEXED  
DEED TAX HAS BEEN PAID ON THIS INSTRUMENT

*Henry A. Gault*  
JUDGE OF PROBATE

*Linda Jay Cribler*  
Notary Public

My Commission Expires January 3, 1994

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900  
500  
1900