

SEND TAX NOTICE TO:

(Name) Joseph Shawn King & Kimberly King
305 N. Deborah Drive
 (Address) Columbiana, AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(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 ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

Kimberly Ann Rasco King and husband, Joseph Shawn King, and William Rasco and wife, Ann Rasco
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph Shawn King and wife, Kimberly Ann Rasco 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:

Lot No. 8, First Addition to Triple Springs Subdivision, First Sector, as recorded in Map Book 6, Page 51, in the Probate Records of Shelby County, Alabama. Situated in Shelby County, Alabama.

LESS AND EXCEPT property conveyed to David Lee Warren and Kelley M. Warren as described in Real Book 75, Page 460, recorded in the Probate Records of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1992 and subsequent years. 1992 taxes are a lien but not due and payable until October 1, 1992.
2. Restrictive covenants and conditions recorded in Misc. Book 12, Page 309 in Probate Office of Shelby County, Alabama.
3. Transmission line permits to Alabama Power Company recorded in Deed Book 143, Page 368 and Deed Book 226, Page 703, in Probate Office.
4. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 295, Page 662, in Probate Office.
5. 40-foot building set back line from North Deborah Drive as shown on recorded map of said subdivision.
6. 7.5-foot utility easement across the East side of said lot as shown on recorded map.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, in fee simple, 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 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 September, 19 92.

WITNESSES

Kimberly Ann Rasco King (Seal)
Kimberly Ann Rasco King
Joseph Shawn King (Seal)
Joseph Shawn King (Seal)

William Rasco (Seal)
William Rasco
Ann Rasco (Seal)
Ann Rasco (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Kimberly Ann Rasco King and husband, Joseph Shawn King, and William Rasco and wife, Ann Rasco 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 9th day of September A.D., 19 92

Peggy J. Letson
 Notary Public.

1992-20040
 09/15/1992-20040
 08:22 AM CERTIFIED
 SHELBY COUNTY, ALABAMA
 001 NJ5

Inst # 1992-20040