

Inst # 1993-13636

05/12/1993-13636  
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Send Tax Notice To: JUDGE OF PROBATE  
SHELBY COUNTY Name: 15.50  
001 MCD

This instrument was prepared by

Name) J. Dan Taylor

address

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

JEFFERSON COUNTY

DOLLARS

That in consideration of FIFTY ONE THOUSAND AND 00/100

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

JAMES L. KING, and wife, ROSEMARIE KING  
(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT FARMER, FAY FARMER, WILLIAM FARMER, and JOHN HOWELL  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the NW Corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 20 South, Range 3 West, thence South a distance of 158.32'; thence S 89 deg - 11' - 45" E a distance of 1.10' to the Point of Beginning; thence continue along last described course a distance of 155.66' to the West right-of-way of Shelby County Highway #17; thence S 5 deg-33'-15" W and along said right-of-way a distance of 177.31' to the intersection of the Westerly right-of-way of Shelby County Highway #17 and the Northerly right-of-way of McQueen Drive; thence N. 89 deg-19'-12" W and along North right-of-way of McQueen Drive a distance of 179.42'; thence N 0 deg-12'-18" E a distance of 124.61'; thence S 89 deg-21'-36" E a distance of 40.00'; thence N 0 degrees-31'-50" E a distance of 52.37' to the Point of Beginning. Contains 0.71 acres more or less. LESS and EXCEPT a Plantation Pipe Line Easement.

Subject to easements, restrictions, and rights of way  
Subject to 1993 taxes not yet due and payable.

\$44,000.00 of the Purchase Price quoted above was paid from a Purchase Money Mortgage filed simultaneously herewith.

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 May 11TH day of May, 1993.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James L. King (Seal)  
JAMES L. KING  
Rose Marie King (Seal)  
ROSEMARIE KING (Seal)  
3438 Indian Lake Drive  
Helena, AL 35080  
General Acknowledgment

STATE OF ALABAMA

JEFFERSON COUNTY

James L. King, a Notary Public in and for said County, in said State, hereby certify that JAMES L. KING, and wife, ROSEMARIE KING

whose name 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 11TH day of May A. D., 1993  
James L. King  
Notary Public.