

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1993-36606

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY ONE THOUSAND FIVE HUNDRED & NO/100---- (\$151,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Walter C. McDaniel, Jr. and wife, Lisa J. McDaniel (herein referred to as grantors), do grant, bargain, sell and convey unto James L. King and wife, Stacey B. King (herein referred to as GRANTEES) 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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 30, according to the map and survey of Indiancreek, Phase III, as recorded in Map Book 15 page 74 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$121,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 117 Indian Landing Road, Pelham, Alabama 35124

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 15th day of November, 1993.

Walter C. McDaniel, Jr.
By: Lisa J. McDaniel
his attorney-in-fact

Walter C. McDaniel, Jr.

(SEAL)

Lisa J. McDaniel

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

SEE ADDITIONAL NOTARY ON BACK

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Lisa J. McDaniel, a married woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November A.D., 1993

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

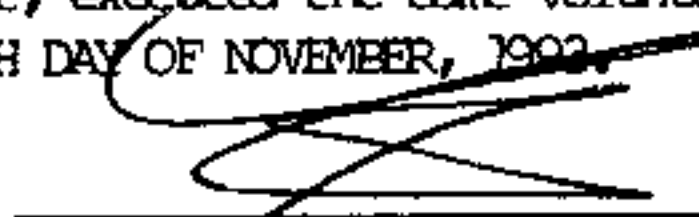
Notary Public
11/17/1993 03:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 39.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Lisa J. McDaniel, whose name as Attorney in Fact for Walter C. McDaniel, Jr. is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 15TH DAY OF NOVEMBER, 1993.


Notary Public

3-5-95

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

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