

This instrument prepared by:
John N. Randolph, Attorney
Srote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Kelley P. Black

609 Olde Towne Forest
Alabaster, AL 35007

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Jefferson County

That in consideration of **One Hundred Twenty-Three Thousand Three Hundred and 00/100'S *** (\$123,300.00) Dollars** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **Richard C. King and wife, Robin F. King**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Kelley P. Black** (herein referred to as GRANTEE) the following described real estate situated in ~~Jefferson~~ County, Alabama, to-wit:
SHELBY

Lot 11, according to the Survey of Olde Towne Forest, as recorded in Map Book 9, page 133, in the Probate Office of Shelby County, Alabama.

Subject to:

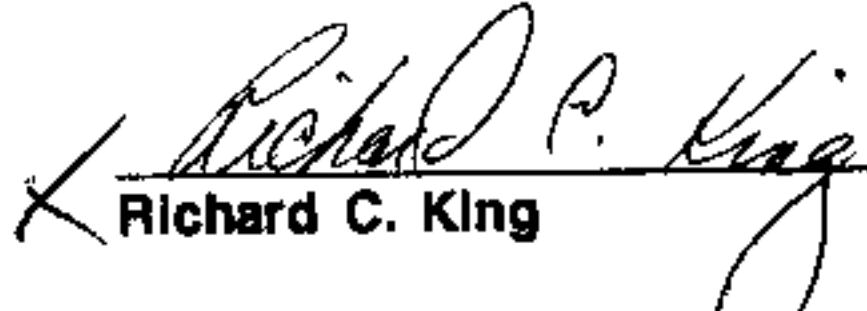
1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Covenants and restrictions as recorded in Real Volume 57, page 939.
3. Building and set back lines of 35', as shown by recorded plat.
4. 7.5 foot easement as shown by recorded plat.
5. Right of Way to Alabama Power Company as recorded in Deed Volume 134, page 209, and Deed Volume 131, page 142.
6. Right of Way to Shelby County, Alabama, as recorded in Deed Volume 271, page 732.


\$83,300.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th day of April, 1994.

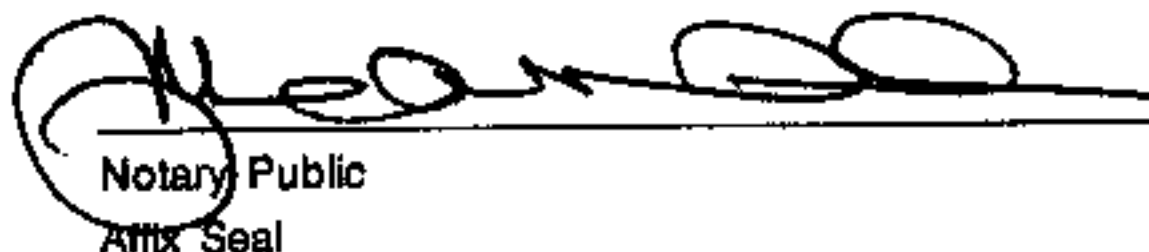
 (Seal)
Richard C. King

 (Seal)
Robin F. King

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard C. King and wife, Robin F. King, 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 26th day of April, 1994.


Notary Public
Affix Seal

Inst # 1994-14125

05/02/1994-14125
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 49.00

Inst # 1994-14125