

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

Send Tax Notice to:  
Richard C. King

1312 Fairway View Lane  
Birmingham, Al 35244

## WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Two Hundred Sixty-Three Thousand and 00/100'S \*\*\* (\$263,000.00) Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Jerry W. Flowers, Sr., and wife, Betty Jo Flowers** (herein referred to as grantors) do grant, bargain, sell and convey unto **Richard C. King and Robin F. 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 718, according to the Survey of Riverchase Country Club, 7th Addition, as recorded in Map Book 8, page 176, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 50 feet reserved from Fairway View Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including irregular easement on Westerly side and irregular easement on Northeasterly side of lot.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14, beginning at page 536, as amended in Misc. Book 17, beginning at Page 550, and amended in Deed 357, page 622 and Map Book 8, page 176, and Notice of Compliance Certificate, recorded in Misc. Book 34, page 549, in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Real 1, page 370, in Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Real 7, page 842, and covenants pertaining thereto recorded in Real 7, page 872, in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights, and other rights, privileges and immunities relating thereto, including rights set out in Deed 127, page 140, in Probate Office

\$168,000.00 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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their 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 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 29th of April, 1994.

X Jerry W. Flowers (Seal)  
Jerry W. Flowers, Sr.

X Betty Jo Flowers (SEAL)  
Betty Jo Flowers

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry W. Flowers, Sr. and wife, Betty Jo Flowers 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 29th day of April, 1994.

[Signature]  
Notary Public  
Affix Seal

Inst # 1994-14127  
05/02/1994-14127  
11:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
103.50  
001 MCD

\* 1994-14127