

Send Tax Notice To: Hugh B. Patrick
2475 Chuchura Drive
Birmingham, Alabama 35244

This instrument was prepared by:
James W. Fuhrmeister
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Twenty One Thousand Dollars and 00/100 (\$121,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **William Kelly King, Jr. and wife, Anne H. King**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Hugh B. Patrick, an unmarried man**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 17, in Block 2, according to the survey of Indian Valley, First Sector, as recorded in Map Book 5, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.


NOTE: \$91,000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with 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 I will and my 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 (I) have hereunto set our hand(s) and seal, this 8th day of July, 1994.


Grantor - William Kelly King, Jr.


Grantor - Anne H. King

07/13/1994-21972
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 42.00

Inst # 1994-21972

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William Kelly King, Jr. and wife, Anne H. 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 date the same bears date.

Given under my hand and official seal, this the 8th day of July, 1994.

Kimberly M. Melton
Notary Public
My commission expires: 3-5-95

Inst # 1994-21972

07/13/1994-21972
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 42.00