

SEND TAX NOTICE TO:

(Name) F. D. Shockley
469 Highway 435
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY
1610 Fourth Avenue N
(Address) Bessemer, AL 35020

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and No/100 (\$30,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Benjamin Dudley King and wife, Mitzi Morris King
(herein referred to as grantors) do grant, bargain, sell and convey unto F. D. Shockley and wife,
Candice J. Shockley

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

(SEE ATTACHED EXHIBIT "A")

Inst # 1994-22065

07/14/1994-22065
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 17.00

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 _____

day of July, 19 94.

WITNESS:

Benjamin Dudley King (Seal)
BENJAMIN DUDLEY KING (Seal)

Mitzi Morris King (Seal)
MITZI MORRIS KING (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Benjamin Dudley King and wife, Mitzi Morris 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 13th day of July, A. D. 1994.

MY COMMISSION EXPIRES OCTOBER 12, 1994

Notary Public

Inst # 1994-22065

EXHIBIT "A"

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1994 and subsequent years. 1994 taxes are a lien but not due and payable until October 1, 1994.
2. Permit to Alabama Power Company as recorded in Deed Book 72, Page 132.
3. Alabama Power Company high line as shown on tax map.

Twenty Four Thousand Dollars (\$24,000) of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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