

SEND TAX NOTICE TO:

Benjamin D. King
Mitzi M. King

*P.O. Box 188
Wilsonville, AL 35786*

This Instrument Prepared By:
Harold H. Goings
Spain, Gillon, Grooms, Blan & Nettles
2117 Second Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Twelve Thousand Five Hundred no/100 Dollars (\$12,500.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **David F. Russ, an unmarried man and Jimmy G. Russ, a married man** (herein collectively referred to as Grantors), do grant, bargain, sell and convey unto **Benjamin D. King and Mitzi M. King** (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to:

1. 1994 ad valorem taxes.
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

The property conveyed herein is not the homestead of the Grantors.

TO HAVE AND TO HOLD, to 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

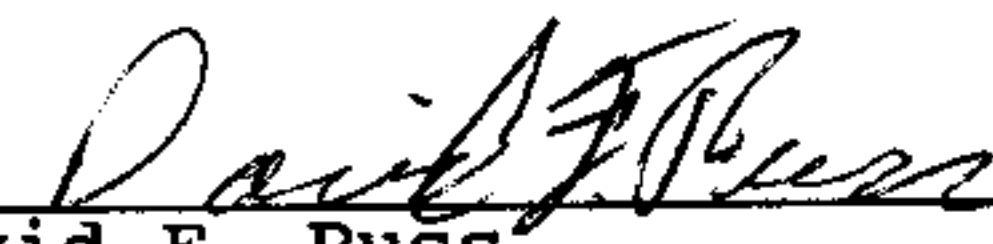
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SHELBY COUNTY JUDGE OF PROBATE
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pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 the 16 day of August, 1994.



David F. Russ



Jimmy G. Russ

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David F. Russ, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 1994.



Notary Public

My Commission Expires:

STATE OF LOUISIANA)
JEFFERSON ^{PARISH} ~~COUNTY~~)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy G. Russ, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, 1994.



Notary Public

My Commission Expires: at death.

PROPERTY DESCRIPTION OF PARCEL "A"

Commencing at the N.E. Corner of Section 18, Township 21S, R2E; thence S 89 deg. 32'35" W and run a distance of 609.92'; thence left 88 deg. 50'30" and run a distance of 1943.39'; thence right 88 deg. 52'30" and run on a bearing of S 89 deg. 34'35" W a distance of 63.57'; thence left 00 deg. 30'23" and run on a bearing of S 89 deg. 04'12" W a distance of 118.05' to the Point of Beginning; thence S 03 deg. 35'45" W and run a distance of 227.99'; thence N 86 deg. 24'20" W and run a distance of 474.23'; thence N 04 deg. 56'58" E and run a distance of 190.91'; thence N 89 deg. 04'27" E and run a distance of 471.19' to the Point of Beginning.

Said parcel contains 2.268 acres more or less.

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