

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

This Form Provided By  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

**SEND TAX NOTICE TO:**

Chrystopher M. King  
(Name) Melissa R. King  
904 Cove Circle  
(Address) Hoover, Alabama 35244

This instrument was prepared by

(Name) Newman & Sexton, Attorneys at Law  
3021 Lorna Road, Suite 310  
(Address) Birmingham, Alabama 35216

Form 1-1.3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten and No/100 ----- (\$10.00) DOLLARS  
and other good and valuable consideration  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Chrystopher M. King and wife, Melissa R. King

(herein referred to as grantors) do grant, bargain, sell and convey unto

Chrystopher M. King and Melissa R. 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 49, according to the Survey of Southlake Cove, a residential subdivision, as recorded in Map Book 12, page 98, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to: 1. Taxes for the year 1995 and subsequent years.  
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants and conditions of record, if any.

Grantors and Grantees herein are one and the same persons, the purpose of this deed being to convey title to husband and wife as joint tenants with right of survivorship.

Inst # 1994-35519

12/02/1994-35519  
01:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

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 15th day of November, 19 94.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Chrystopher M. King (Seal)  
Melissa R. King (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chrystopher M. King and wife, Melissa R. King whose name s 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 15th day of November A.D., 1994

Francis Stewart  
My commission expires: 3-11-98 Notary Public.

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