

This instrument was prepared by:

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: David R. Blount  
name

521 Creekview Lane  
address  
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY NINE THOUSAND FOUR HUNDRED TWENTY AND 56/100----- DOLLARS (\$69,420.56) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Brian S. King and wife, Melinda C. King

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David R. Blount

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, in Block 1, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

Subject to that certain mortgage recorded in Instrument No. 1994-09861 in the Probate Office of Shelby County, Alabama in the original principal amount of \$68,443.00 which has a present principal balance of \$67,920.56. The Grantee expressly agrees to assume and pay the said mortgage and the indebtedness secured thereby.

The consideration for the equity in this property is \$1,500.00.

Inst # 1995-08609

04/04/1995-08609  
01:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 10.00

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), 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 30th day of March, 19 95

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

Brian S. King \_\_\_\_\_  
(Seal)

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

Melinda C. King \_\_\_\_\_  
(Seal)

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

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

STATE OF ALABAMA Jefferson COUNTY }

General Acknowledgment

I, Lamar Ham, a Notary Public in and for the said County, in said State, hereby certify that Brian S. King and wife, Melinda C. 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 hands and official seal this 30th day of March, A.D. 19 95

Lamar Ham \_\_\_\_\_  
Notary Public