

Prepared without benefit of survey. Attorney makes no certification as to legal description.

Send Tax Notice To:

Brett A. King and wife,
Amanda W. King
1958 Venetian Way
Helena, Alabama 35080

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

Inst # 1996-37614

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Two Thousand Dollars and 00/100 (\$102,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Julia C. Kimbrough, an unmarried woman**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Brett A. King and wife, Amanda W. King** (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 36, according to the Survey of Dearing Downs, Ninth Addition, Phase IV, as recorded in Map book 15, Page 96, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes or special assessments which are not shown as existing liens by public records.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. General and special taxes or assessments for 1997, and subsequent years not yet due and payable.
4. Building setback line of 15 feet reserved from Venetian Way as shown by plat.
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 382, page 851, in Probate Office.
6. Transmission Line Permit(s) to Alabama Power company as shown by instrument(s) recorded in Deed 55, page 454 in Probate Office.
7. Easement for sanitary sewer as set out by instrument recorded in Deed 299, page 358 in Probate Office.
8. Agreement for sewer line by and between J. Harris Development and Harbar Homes, Inc. recorded in Real 115 page 891 in Probate Office.

11/13/1996-37614
12:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.50

9. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

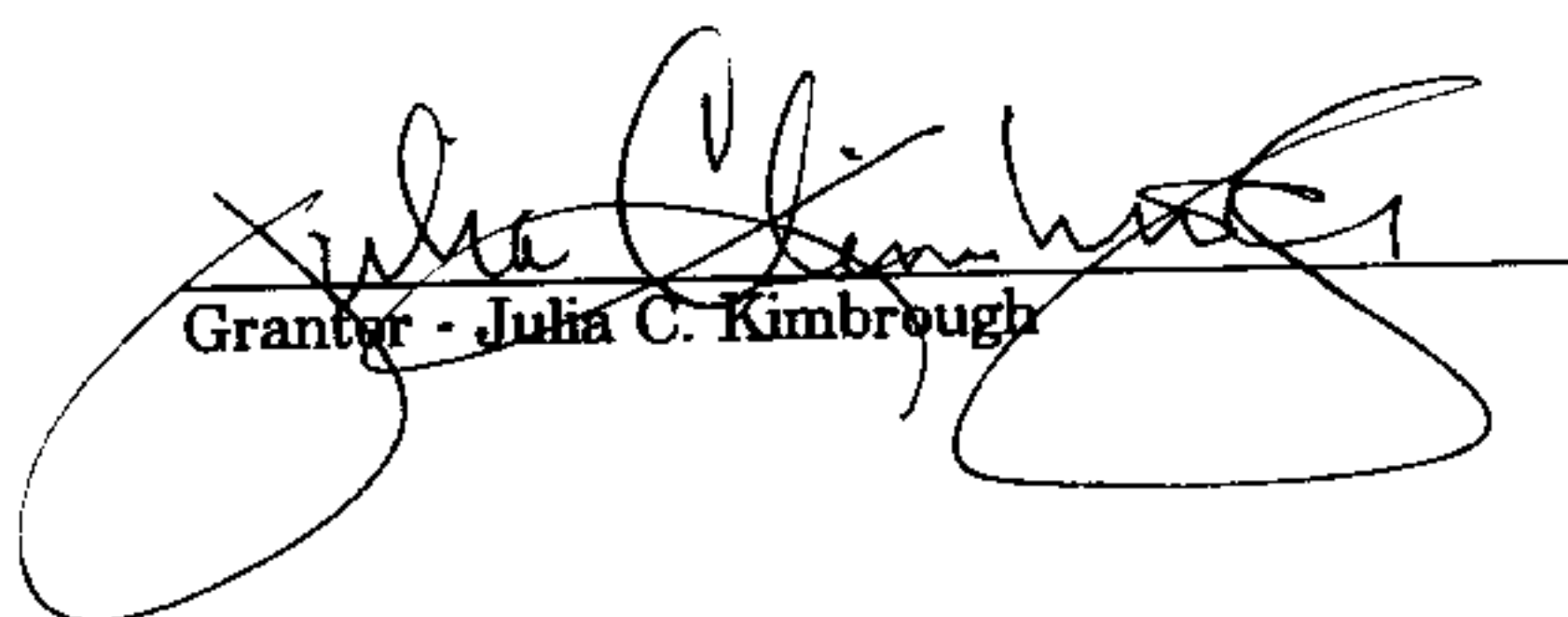
NOTE: This deed has been prepared without the benefit of a survey.

NOTE: \$99,591.00 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 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 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 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 30th day of October, 1996.

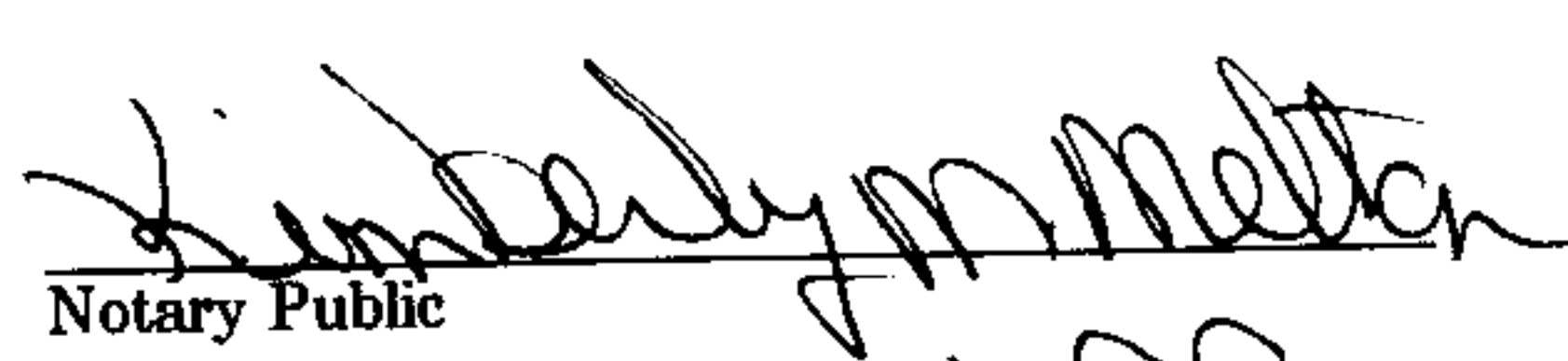

Grantor - Julia C. Kimbrough

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julia C. Kimbrough, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 30th day of October, 1996.


Notary Public

My commission expires: 3-1-99

Inst # 1996-37614

11/13/1996-37614
12:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.50