

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars and
other good and valuable considerations
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
M.P. King and wife, Grace King
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Beunice King

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

All that part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 26, Township 18 South,
Range 2 East, lying east of U.S. Highway 231, LESS AND EXCEPT the
following: real property conveyed in Deed Book 329, page 290 in
the Probate Office of Shelby County, Alabama; real property conveyed
in Deed Book 192, page 202 in the Probate Office of Shelby County,
Alabama; and real property conveyed in Real Book 257, page 893, in
the Probate Office of Shelby County, Alabama.

GRANTEE'S ADDRESS:
2980 Highway 231
Vincent, AL 35178

Inst # 1996-42756

12/31/1996-42756
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 13.50

TO HAVE AND TO 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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this _____
day of December, 19 96.

_____(SEAL) M.P. King _____(SEAL)
M.P. King
_____(SEAL) Grace King _____(SEAL)
Grace King
_____(SEAL) _____(SEAL)

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, _____ the undersigned
in said State, hereby certify that M.P. King and wife, Grace 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 28th day of December, A.D. 1996

[Signature]
Notary Public

Conwill + Justice, P.C.

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