

SEND BY MAIL TO

(Name) Billy Tanker

(Address) 20 Yellow Leaf Circle
Chelsea, AL 35043

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.
(Address) Birmingham, AL 35216

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNIFICITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-three thousand and no/100 (\$33,000.00) DOLLAR

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we

John M. King and his wife Robina King

therein referred to as grantors do grant, bargain, sell and convey unto

Billy Tanker and Reba A. Tanker

therein referred to as GRANTEES as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to wit

Tract 14, according to the Survey of Chelsea Estates, as recorded in Map Book 5,
Page 61 in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$28,000 of the above mentioned purchase price was paid for from a purchase
money mortgage from Grantees to Grantors and closed simultaneously herewith.

Inst # 1997-06927

03/06/1997-06927
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 9.50

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever, unto the
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 GRANTEE (Grantees)
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) with and my (our) heirs, executors and administrators
shall warrant and defend the same to the said GRANTEE (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 27
day of February, 1997

WITNESS:

(Seal)

John M. King
JOHN M. KING

(Seal)

ROBINA KING

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned
hereby certify that John M. King and his wife Robina King
whose names are signed to the foregoing conveyance, and who are
on this day, that, being informed of the contents of the conveyance, they have
on the day the same bears date

Given under my hand and official seal this

27

day of

February 27, 1997

Patricia K. Martin