

SEND TAX NOTICE TO:

(Name) Raymond Earl King

(Address) P.O. Box 697
Columbiana AL
35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, AL. 35051

Form 1-15 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 Five Hundred and no/100

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

Gary Wayne Burns, Sr. and wife, Mary Nell Lee Burns

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

Raymond Earl King and wife, Brenda Jean Lee 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:

TRACT I:

Commence at the Southwest corner of Southwest quarter of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama and run thence northerly along the west line of said quarter section 1311.80 feet to a point; thence turn 89 degrees 26 minutes 20 seconds right and run easterly 1,333.51 feet to a point in the centerline of Hillsdale Drive, a public road and the point of beginning of the property being described; thence continue along last described course and along said centerline of said road 651.76 feet to a point; thence turn 87 degrees 45 minutes 27 seconds left and run northerly 667.92 feet to a point; thence turn 91 degrees 44 minutes 13 seconds left and run westerly 654.81 feet to a point; thence turn 88 degrees 32 minutes 24 seconds left and run southerly 673.61 feet to the point of beginning.

LESS AND EXCEPT

PARCEL II:

From the SW corner of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, run Northerly along the West line of Section 1 for 1311.80 feet; thence turn right 89 degrees 26 minutes 20 seconds Easterly 1364.23 feet to the Point of Beginning; thence continue last named course 329.28 feet; thence turn left 87 degrees 55 minutes 48 seconds Northerly 407.09 feet; thence turn left 92 degrees 04 minutes 14 seconds Westerly 330.0 feet; thence turn left 88 degrees 00 minutes 51 seconds Southerly 407.06 feet to the Point of Beginning. LESS AND EXCEPT the South 30 feet of the above described tract to be reserved as a portion of a 60 foot right of way easement as Hillsdale Drive.

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

2nd

day of April

, 19 98

WITNESSES:

Shelby E. Cross

(Seal)

Anna Blackman

(Seal)

Allison Armstrong

(Seal)

Gary Wayne Burns, Sr.

(Seal)

Mary Nell Lee Burns

(Seal)

STATE OF ALABAMA
Shelby

COUNTY

the undersigned authority

, a Notary Public in and for said County, in said State,

hereby certify that Gary Wayne Burns, Sr. and Mary Nell Lee Burns

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 2nd

day of

April

A. D., 19

98

Casey Dooley

Notary Public

Inst. 1998-11666

04/02/1998-11666
10:52 AM CERSIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00