

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571  
FAX 833-1577

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(205) 988-5600  
FAX 988-5905

This instrument was prepared by:

(Name) James L. King  
(Address) 3438 Indian Lake Drive  
Pelham, AL 35124

Send Tax Notice to:

(Name) James L. King  
(Address) 3438 Indian Lake Drive  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$10.00 (ten) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

James L. King

(herein referred to as grantee, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

Everything East of lots 42 thru 50 in the west half of the  
NE quarter MB 19 P23 of Spring Gate Phase I and lot 41 of  
Spring Gate Phase II MB 20 P120.

Exclude from the above parcel the .19 acres + - situated  
east of Lots 42 thru 50 which is recorded in MB 383 P887  
Subjected to the existing Easements, taxes restrictions,  
set back lines, right of way limitations, if any recorded.

ALSO EXCLUDE .33 ACRES PLUS OR MINUS AS STATED IN THE ABOVE  
WHICH IS RECORDED IN INSTRUMENT 1994-35269.

Inst. # 1998-18392

05/05/1998-18392  
01:14 PM CERTIFIED  
SHELBY COUNTY JUNE 15 1998  
\$1.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 13<sup>th</sup>  
day of May, 19 98

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

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

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

Elaine King (Seal)

James L. King (Seal)

STATE OF ALABAMA

SHELBY County }

General Acknowledgment

I, FRANCES F. HESTER, a Notary Public in and for said County, in said State, hereby  
certify that ELAINE KING AND JAMES L. 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, HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13 day of MAY

5-3-98

My Commission Expires:

FRANCES F. HESTER  
Notary Public