

SEND TAX NOTICE TO:
PAUL KING
DEMISHA D. KING
22 Oakdale
Montevallo, Alabama 35115

This instrument was prepared by:
Patrick F. Smith, Attorney
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SEVENTY-FIVE THOUSAND NINE and No/100's (\$75,900.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ROBERT J. BRASHEARS and wife, TAFFIE LYNN BRASHEARS (hereinafter grantors), do grant, bargain, sell and convey unto PAUL KING and DEMISHA D. KING, (hereinafter grantees) as joint tenants with right of survivorship, all of our right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 22, according to the survey of Oakdale Estates as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama.

\$73,623.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 survives the other the entire interest in fee simple shall be owned by the surviving Grantees, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of the premises; that they are free from all encumbrances, except as set forth herein above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the 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 25th day of February, 1999.

Robert J. Brashears
ROBERT J. BRASHEARS

Taffie Lynn Brashears
TAFFIE LYNN BRASHEARS

STATE OF ALABAMA)
JEFFERSON COUNTY)

Inst # 1999-08887

03/03/1999-08887
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that ROBERT J. BRASHEARS and TAFFIE LYNN BRASHEARS, whose names 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 25th day of February, 1999.

Patrick F. Smith
Notary Public
Commission Expires: 10/06/2001

