

This instrument was prepared by:

(Name) James L. King
(Address) P O Box 356
Pelham, Al 35124

Send Tax Notice to:

(Name) Delmas and Noreen A. Mears
(Address) 102 Meadow ~~Home~~ Creek Lane
Alabaster, Al 35007**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Hundred Fifty and no/100 DOLLARS

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

James L. King

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

Delmas and Noreen A. Mears

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

Shelby County, Alabama, to-wit:A parcel of land situated in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Sec 26 Ts20 S R3w.

Commence at the SE coner of Lot 46 Spring Gate Estates Phase 1 thence N to a point where it intersects wiht e/w line of tract 4.004 then R to a line that is the E/S line of 4.004 then S to a line which divides lots 45 and 46 and R to POB.

Also, a parcel of land situated in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Sec 26 Ts 20 R3wCommence at NE corner of lot ⁴⁹32 Spring Gate Estates Phase 1 thence S to a point that intersects with E/W line of tract 4.002 and tract 4.006 then L to N/S line of tract 4.002 then N to S side of King Charles Court, Then L to POB.

Inst # 1999-35981

08/26/1999-35981

03:57 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

ON 08 17.00

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, _____ have hereunto set _____ hand(s) and seal(s) this _____ day of _____, 19 ____.

WITNESS

(Seal)

(Seal)

(Seal)James L. King
(Seal)
James L. King
(Seal)

(Seal)**STATE OF ALABAMA**Shelby County } General AcknowledgmentI, FRANCIS R. HARRIS, a Notary Public in and for said County, in said State, hereby certify that JAMES L. KING, whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, HAS executed the same voluntarily on the day the same bears date.Given under my hand and official seal, this 6th day of August, A.D., 1999.5-3-03

My Commission Expires:

FRANCIS R. HARRIS
Notary Public