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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

KEVIN L. INGRAM
124 SADDLE LAKE DRIVE
ALABASTER, AL 35007

Inst # 2000-11171

STATE OF ALABAMA)

COUNTY OF SHELBY)

04/05/2000-11171
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
\$5.50

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SEVENTY TWO THOUSAND and 00/100 (\$272,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, MARION KEITH KING and BRENDA SUE KING, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KEVIN L. INGRAM and LEIGH W. INGRAM, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 18, ACCORDING TO THE MAP OF SADDLE LAKE FARMS, A CONDOMINIUM, RECORDED IN MAP BOOK 20, PAGES 20-A AND 20-B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 30-FOOT BUILDING SET BACK LINE FROM SADDLE LAKE DRIVE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. RIPARIAN RIGHTS TO SAID PREMISES.
4. TERMS AND CONDITIONS OF DECLARATION OF CONDOMINIUM RECORDED IN INST. #1996-21491 AND 1ST AMENDMENT TO OFFERING STATEMENT RECORDED IN INST. #1996-21492 IN PROBATE OFFICE.
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INST. #1997-15375 IN PROBATE OFFICE.
6. TITLE TO MINERALS UNDERLYING CAPTION LANDS WITH MINING RIGHTS AND PRIVILEGES BELONGING THERETO.

\$217,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MARION KEITH KING and BRENDA SUE KING, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of March, 2000.


MARION KEITH KING


BRENDA SUE KING

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARION KEITH KING and BRENDA SUE KING, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of March, 2000.


Notary Public

My commission expires: 7/11/02

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