

This instrument was prepared by

Send Tax Notice To: RYAN KING

(Name) GENE W. GRAY, JR.

name

246 MARWOOD DRIVE

address

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE HUNDRED FIVE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$3,005,700.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, STEVEN FRANCIS AND WIFE, REBEKAH FRANCIS

(herein referred to as grantors) do grant, bargain, sell and convey unto RYAN KING and KELLY 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:

LOT 31, ACCORDING TO THE SURVEY OF MARWOOD, 2ND SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED PLAT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN REAL 84, PAGE 497.

TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 102, PAGE 53 AND DEED BOOK 102, PAGE 54.

RIGHT OF WAY TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN MISC. BOOK 75, PAGE 703.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 327, PAGE 553.

AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN REAL 89, PAGE 972 AND COVENANTS PERTAINING THERETO RECORDED IN REAL 89, PAGE 975.

RIPARIAN RIGHTS IN AND TO THE USE OF STREAM.

Continued

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 dies 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 12th day of May, 2000.

(Seal)

(Seal)

(Seal)

STEVEN FRANCIS

REBEKAH FRANCIS

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that STEVEN FRANCIS AND WIFE, REBEKAH FRANCIS 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 12th day of May, A.D., 2000

GENE W. GRAY, JR.

Notary Public

Continuation of Legal Description

LESS AND EXCEPT ANY PART LYING WITHIN STREAM.

COVENANT RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENT RECORDED IN INST. #1994-37355.

RESTRICTIONS OR LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 10 PAGE 16. COVENANT TO RUN WITH THE LAND AS SET OUT IN INST. #2000-12671.

\$290,350.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

RAI
✓

Inst # 2000-16835

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SELY COUNTY JUNE 15 1990
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