

Send Tax Notice To:  
Robert F. King and Donna A. King

This instrument was prepared by:  
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P. O. Box 380275  
Birmingham, AL 35238

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

THAT IN CONSIDERATION OF One Hundred Five Thousand and 00/100 (\$105,000.00) Dollars and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Mark Maxwell and Brenda Maxwell, husband and wife** (herein referred to as Grantors, whether one or more), do grant, bargain, sell and convey unto **Robert F. King and Donna A. King, husband and wife** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

*See Exhibit "A" for legal description.*

Subject to:

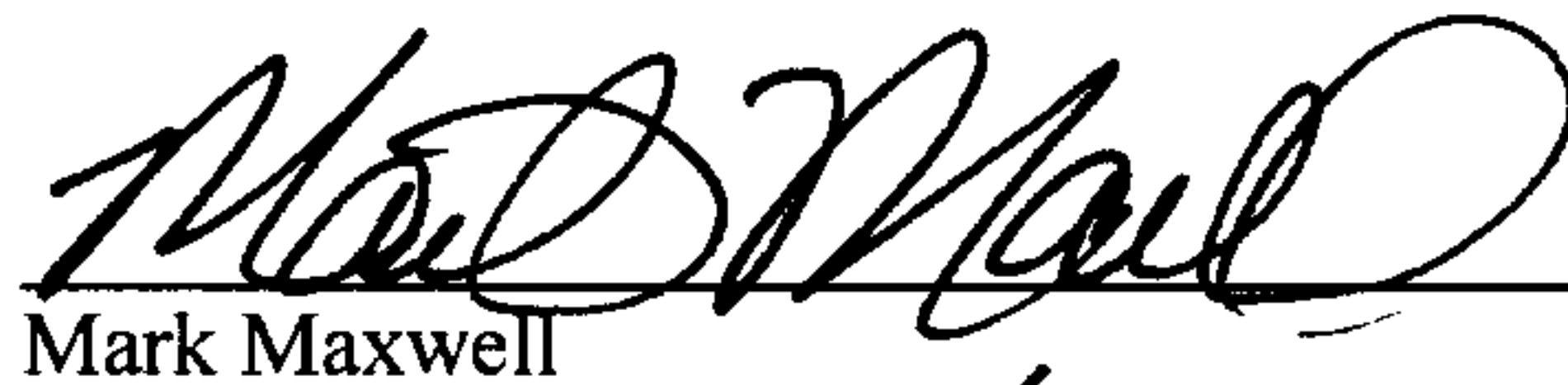
1. Existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.
2. Rights of others in and to 50 foot easement and private drive.

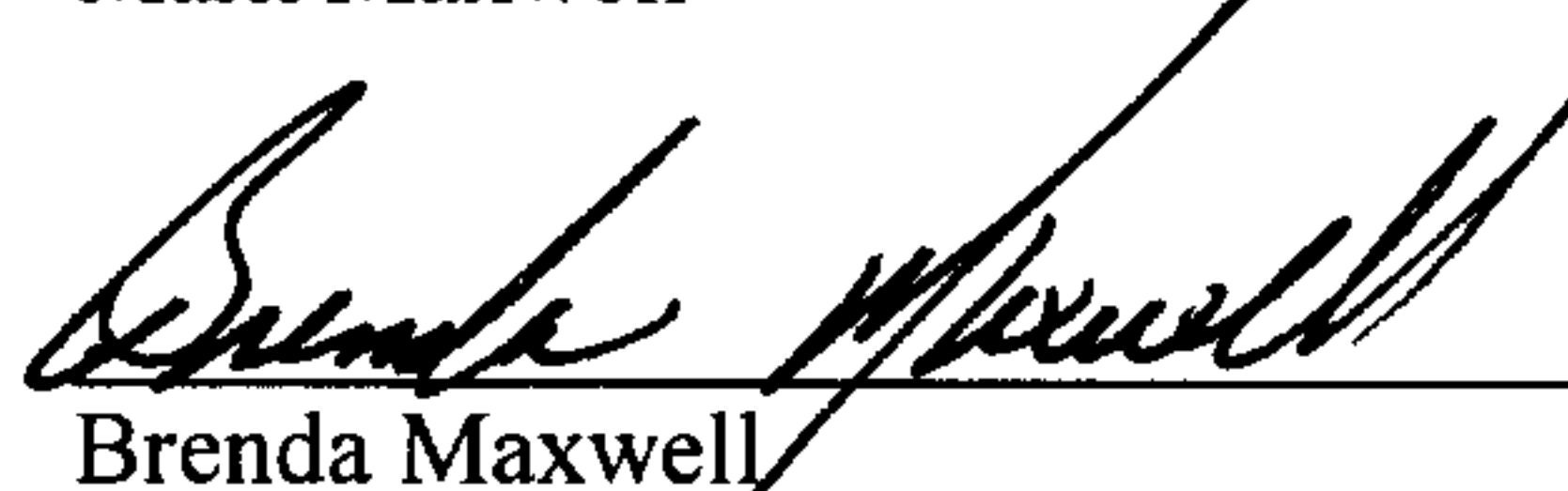
NOTE: This is not the homestead of the Grantors.

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seals, this the 31st day of July, 2003.

  
Mark Maxwell

  
Brenda Maxwell

STATE OF ALABAMA    )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mark Maxwell and Brenda Maxwell, 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 date the same bears date.

Given under my hand and official seal, this the 31st day of July, 2003.

Notary Public  
My commission expires: 5/21/07

20030804000504880 Pg 2/2 119.00  
Shelby Cnty Judge of Probate,AL  
08/04/2003 13:37:00 FILED/CERTIFIED

## EXHIBIT "A"

From the Northwest corner of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, proceed thence South 89°19'07" East along the North boundary of said Section 1 for 906.96 feet to a point; thence South 0°40'53" West 2683.14 feet to a 5/8" rebar found under a barbed wire fence line running East and West, said point being the Point of Beginning of herein described parcel of land; thence from said Point of Beginning proceed South 0°31'18" West 317.26 feet to a 5/8" rebar found and capped by J.G. Ray (AL. Reg. No. 12295); thence South 89°06'25" West 316.94 feet to a 5/8" rebar found and capped by J.G. Ray, (AL. Reg. No. 12295); thence South 0°52'55" East 1086.64 feet to a 5/8" rebar found and capped by J.G. Ray, (AL. Reg. No. 12295); thence South 12°01'03" East 77.80 feet to 5/8" rebar set by Billy R. Martin, (AL. Reg. No. 10559), said point being on the Northerly right of way of State Highway No. 25; thence South 76°55'37" West along said right of way for 491.66 feet to a 5/8" rebar set by Billy R. Martin, (AL. Reg. No. 10559); thence leaving said right of way proceed North 0°24'51" West 673.75 feet to a 5/8" rebar set by Billy R. Martin, (AL. Reg. No. 10559), at a barbed wire fence corner; thence North 86°54'08" West along a barbed wire fence for 108.12 feet to a 5/8" rebar set by Billy R. Martin, (AL. Reg. No. 10559), at a barbed wire fence corner; thence North 1°45'15" West along a barbed wire fence for 904.94 feet to a 2 1/4" open top pipe found at a barbed wire fence (4 way fence intersection); thence North 89°14'48" East along a barbed wire fence for 906.39 feet back to the Point of Beginning.

The above described parcel of land is situated in the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.