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20040518000261080 Pg 1/2 34.50
Shelby Cnty Judge of Probate, AL
05/18/2004 08:20:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

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

THOMAS R. GREEN
163 CARRINGTON LANE
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED ONE THOUSAND FOUR HUNDRED DOLLARS and 00/100 (\$101,400.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES L. KING AND MELANIE ANN RAY KING, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto THOMAS R. GREEN and ELEANOR J. GREEN, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 54 ACCORDING TO THE SURVEY OF CARRINGTON SUBDIVISION SECTOR II AS RECORDED IN MAP BOOK 25, PAGE 17 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


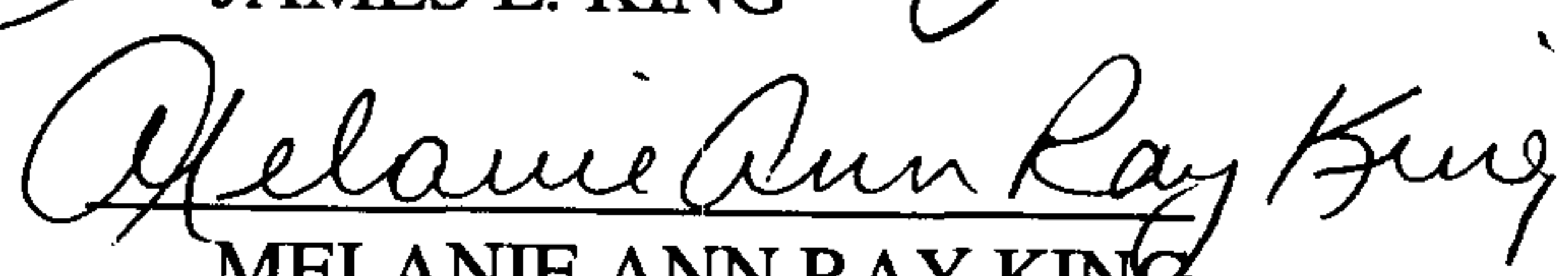
1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. BUILDING SETBACK LINE OF 15 FEET RESERVED FROM CARRINGTON LANE AS SHOWN BY RECORDED PLAT.
3. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN INSTRUMENT 199-29693 AND COVENANTS PERTAINING THERETO RECORDED IN INSTRUMENT 1999-29699 IN THE PROBATE OFFICE.
4. 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 60 PAGE 109 AND DEED BOOK 352 PAGES 805 AND 815.
5. RESTRICTIONS AND COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN MAP BOOK 26, PAGE 141 IN PROBATE OFFICE.

\$81,100.00 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, JAMES L. KING AND MELANIE ANN RAY KING, have hereunto set his, her or their signature(s) and seal(s), this the 4th day of May, 2004.


JAMES L. KING

MELANIE ANN RAY KING


STATE OF ALABAMA)
COUNTY OF SHELBY)

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ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES L. KING AND MELANIE ANN RAY KING, 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 4th day of May, 2004.



Notary Public

My commission expires: 9.29.06