

This Instrument was prepared by: Ulyesa Blackmon
Blackmon & Blackmon, L.L.C.
616 Gadsden Highway Suite C
Birmingham, AL 35235

Please Send Tax Notice To:
Milton King, Jr. and Cassandra King
300 Wind Stone Lane
Birmingham, AL 35043

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY


20060706000321590 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/06/2006 08:38:55AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thirty Six Thousand Seven Hundred Ninety Seven and 00/100 Dollars (\$236,797.00) and other good and valuable consideration and subject to the provision set out below to the undersigned grantor/s, David D. Stokes and Nicole Sue Stokes (a married couple) in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we David D. Stokes and Nicole Sue Stokes (a married couple), herein referred to as grantor/s do hereby grant, bargain, sell and convey unto Milton King, Jr. and Cassandra King (a married couple) (herein referred to as grantees) as joint tenants, with right of survivorship.

The following described real estate, situated in Shelby County, Alabama, to-wit:

(Legal)

Lot 10, according to the Survey of Windstone Subdivision, as recorded in Map Book 25, Page 2, in the Probate Office of Shelby County, Alabama

The sum of Two Hundred Thirty Six Thousand Seven Hundred Ninety Seven and 00/100 Dollars (\$237,797.00) is being paid by a first (1st) and second (2nd) mortgage being filed simultaneously.

Subject to: (1) taxes for the year of 2006 and subsequent years (2) Subject to existing easements, restrictions, reservations, rights-of-way, limitations, covenants, set-back lines, and conditions of record and limitation, if any of record.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants, with the 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 their heirs and assigns of the grantees herein shall take as tenants in common.

And said grantor (s) I /we do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, successors and assigns shall warrant and defend the same to the said GRANTEE, his her or their heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, we the said grantors who are authorized to execute this conveyance on behalf of Grantors, have hereunto set our hands and seal (s) this

15th day of June 2006.

 Seal
David Stokes, Jr.

Nicole Sue Stokes Seal

David Stokes, Jr.

Seal

Nicole Sue Stokes

Seal

Seal

STATE OF ALABAMA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify,
David Stokes, Jr. and Nicole Sue Stokes whose names are signed to the foregoing
conveyance, and who are known to me acknowledged before me on this day, 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 16th day of July 2006.

Notary Public

My Commission Expires: 8-4-04