

20060711000332510 1/2 \$178.00
Shelby Cnty Judge of Probate, AL
07/11/2006 12:27:19PM FILED/CERT

Shelby County, AL 07/11/2006
State of Alabama

Deed Tax: \$164.00

406849

This instrument was prepared by
Paul Esco
Esco & Benson, LLC
547 South Lawrence Street
Montgomery, Alabama 36104

SEND TAX NOTICE TO:
Robert O. and Hazel Ann Stevenson
320 Star Trek Dr
Indian Springs, AL 35124

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eight hundred nineteen thousand and 00/100's (\$819,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Richard C. King and Robin F. King** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert O. Stevenson and Hazel Ann Stevenson** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

LOT 5, ACCORDING TO THE SURVEY OF FIRST ADDITION TO INDIAN CREST ESTATES, AS RECORDED IN MAP BOOK 12, PAGE 54, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

Subject to the taxes for the year beginning October 1, 2005, which constitute a lien, but are not yet due and payable until October 1, 2006.

BUILDING SETBACK LINE SHOWN ON RECORDED PLAT.

PUBLIC UTILITY EASEMENTS SHOWN ON RECORDED PLAT, INCLUDING A 10 FOOT EASEMENT ON THE SOUTHERLY SIDE; A 5 FOOT EASEMENT ON THE NORTHERLY AND EASTERLY SIDES, AND A 10 FOOT EASEMENT ACROSS THE MIDDLE OF THE PROPERTY.

RESTRICTIONS, COVENANTS AND CONDITIONS SHOWN IN BOOK 192, PAGE 466.

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY SHOWN BY DEED BOOK 129, PAGE 565 AND DEED BOOK 102, PAGE 55.

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 4, PAGE 442

COVENANT RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS, THAT MAY BE NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY RECORDED IN MAP BOOK 12, PAGE 54.

\$655,200.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY. THE PREPARER HAS NOT EXAMINED THE TITLE TO THE LAND AND MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.

RC
AK

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 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 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), Richard C. King and Robin F. King, have hereunto set my (our) hand(s) and seal(s) this 29th day of June 2006.

Richard C. King (SEAL)

Robin F. King R.K. (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that Richard C. King and Robin F. 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/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June 2006.

[Signature]
Notary Public
My commission expires _____

