

PREPARED BY:

SENT TAX NOTICE TO:

TRUSSELL & FUNDERBURG
1916 First Avenue, North
Pell City, Alabama 35125

Anthony J. and Doretta M. King
284 Oak Meadow Drive
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thirty-five Thousand and no/100 Dollars (\$135,000.00) to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, JOSEPH D. WALLACE AND WIFE, IANTHE H. WALLACE, (herein referred to as grantors) do grant, bargain, sell and convey unto ANTHONY J. KING AND WIFE, DORETTA M. KING, (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the southeast corner of the southwest quarter of the southeast quarter of Section 13, Township 18 South, Range 1 West for the point of beginning; thence run west along the south line of said quarter-quarter a distance of 10.0 feet; thence right 33 degrees 49 minutes 15 seconds a distance of 676.50 feet to a point on the south right of way line of Shelby County Highway No. 41; thence right 116 degrees 42 minutes 45 seconds along the south right of way line of said highway a distance of 694.64 feet; thence right 122 degrees 52 minutes 15 seconds a distance of 719.53 feet to the point of beginning herein described.

Subject to:

1. Ad valorem taxes due and payable October 1, 2007, and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.
4. Pole Line Permit as shown in Deed Book 138, Page 318, Probate Office, Shelby County, Alabama.
5. Right of way for public road and shown in Deed Book 196, Page 241, Probate Office, Shelby County, Alabama.

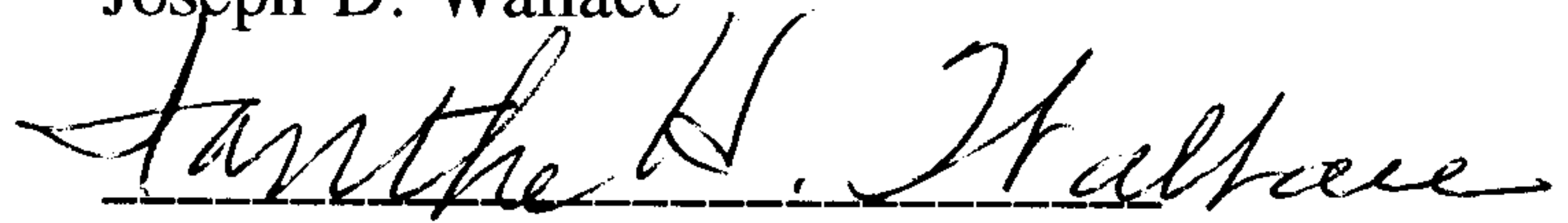
\$116,875.00 of the above recited consideration is paid by purchase money mortgage from Grantees herein to Union State Bank, executed simultaneously and dated of even date herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do, for ourselves and for our 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 stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seals this 15th day of May, 2007.


Joseph D. Wallace


Ianthe H. Wallace

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph D. Wallace and wife, Ianthe H. Wallace, 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 day the same bears date.

Given under my hand and official seal this 15th day of May, 2007


Notary Public