

This instrument was prepared by
William G. Barnes
2326 1st Street NE
Birmingham, Alabama 35215

Send Tax Notice To:
Jeffrey King and Kathy A. King
111 Cedar Cove Lane
Pelham, Alabama 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 **TWO HUNDRED TWENTY THREE THOUSAND AND 00/100 (\$223,000.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **BILLY R. BABER AND DONNA M. BABER, HUSBAND AND WIFE**

(herein referred to as grantors) do, grant, bargain, sell and convey unto

JEFFREY KING AND KATHY A. KING

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOTS 25 AND 27 IN J. M. CORNELIUS SURVEY AS RECORDED IN MAP BOOK 25 AT PAGE 15, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

SUBJECT TO TAXES.

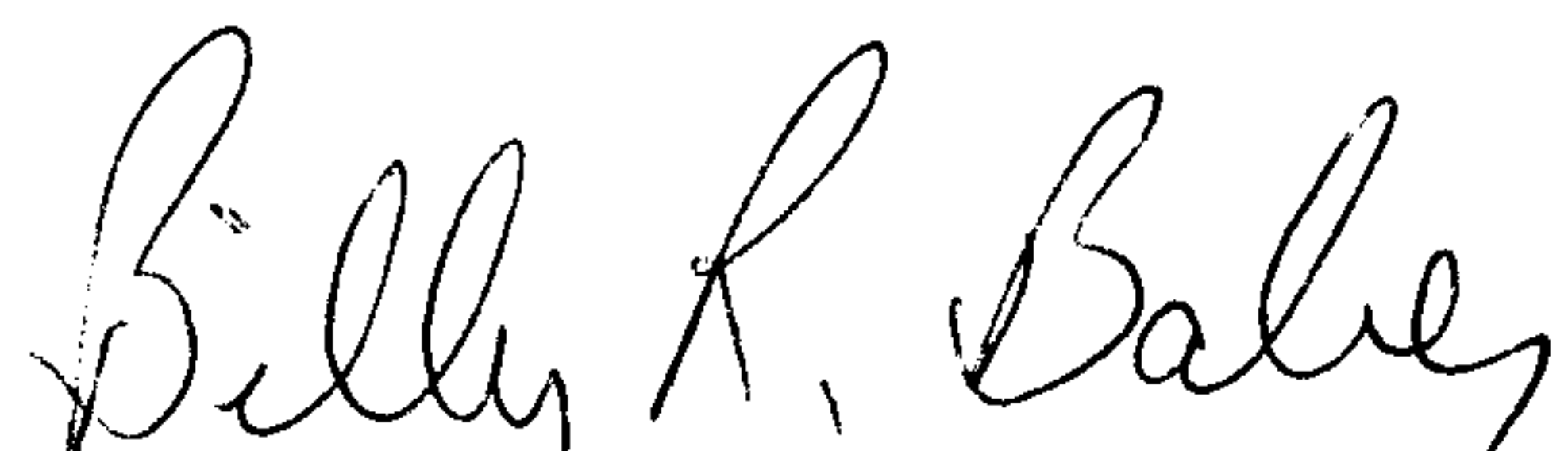
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

\$219,554.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANESOUSLY HEREWISITH.

TO HAVE AND TO HOLD, to 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I Have hereunto set my hand and seal, this **27TH** day of **JUNE, 2008.**



BILLY R. BABER (Seal)



DONNA M. BABER (Seal)

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

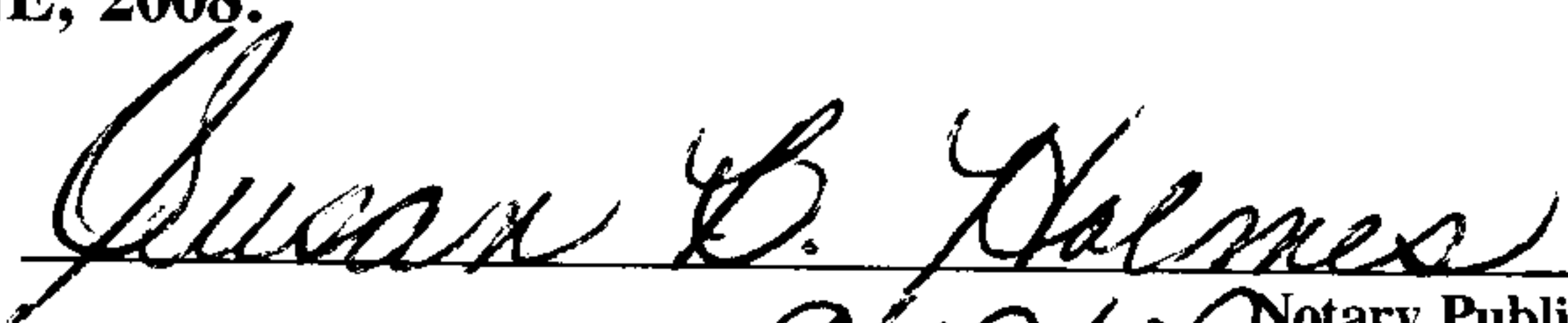
Shelby County, AL 07/03/2008
State of Alabama

General Acknowledgment

Deed Tax: \$3.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **BILLY R. BABER AND DONNA M. BABER, HUSBAND AND WIFE**, 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 the **27TH** day of **JUNE, 2008.**



My Commission Expires: **8/19/09** Notary Public