

\$ 15,000

Prepared by: Carolyn Kendrick Niven

Send Tax Notice:

STATE OF ALABAMA
COUNTY OF SHELBY

20081112000436650 1/2 \$59.00
Shelby Cnty Judge of Probate, AL
11/12/2008 09:52:54AM FILED/CERT

WARRANTY DEED

JOINT SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT:

IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, PAID IN HAND TO THE UNDERSIGNED GRANTOR:

1. **CAROLYN KENDRICK NIVEN, the Grantor.**

BY: **DON KING, AND WIFE LORI KING THE GRANTEE HEREIN,**

I THE SAID GRANTOR: CAROLYN KENDRICK NIVEN DO GRANT, BARGAIN, AND SELL AND CONVEY UNTO: **DON KING, AND WIFE LORI KING**, THE GRANTEE HEREIN, as joint tenants, with right of survivorship,

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 1 West; thence N89°52'08"E along the north line thereof for a distance of 635.64' for the point of beginning; thence N89°52'08"E for a distance of 161.96'; thence N12°20'12"W for a distance of 134.12'; thence N50°01'40"E for a distance of 186.48'; thence S46°11'24"E for a distance of 92.64'; thence S01°03'12"W for a distance of 106.13'; thence S34°32'21"W for a distance of 43.94'; thence S46°09'47"E for a distance of 63.00'; thence S89°41'56"E for a distance of 39.22'; thence N00°19'08"E for a distance of 472.31'; thence N88°15'24"W for a distance of 399.66'; thence S00°28'27"W for a distance of 485.40' to the point of beginning. Containing 3.50 acre more or less.

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 1 West; thence S01°17'62"29"W along the West line thereof for a distance of 1318.96' to the SW Corner of said 1/4 1/4 section; thence S89°57'04"E along the South line thereof for a distance of 845.82' to the point of beginning; thence S89°57'04"E for a distance of 466.13' to the SE Corner of said 1/4 1/4 section; thence N02°06'44"E for a distance of 1050.00'; thence S89°42'58"W for a distance of 218.90'; thence S22°00'14"W for a distance of 742.66'; thence S01°13'29"W for a distance of 359.33' to the point of beginning. Containing 9.33 acre more or less

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 1 West; thence N89°17'62"08"E along the north line thereof for a distance of 907.46'; thence N44°00'33"E for a distance of 62.00' to a point in the centerline of Merry Glen Lane and the point of beginning of a 30.0' wide easement lying 15.0' on each side of the following described line; thence S49°09'39"E for a distance of 102.64'; thence S72°39'16"E for a distance of 73.88'; thence S03°28'44"E for a distance of 229.38' to the end of said easement.

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SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT (Merry Glen Lane):

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 1 West; thence N89°52'08"E along the north line thereof for a distance of 635.64'; thence N00°28'27"E for a distance of 485.40'; thence S88°15'24"E for a distance of 96.24' to a point in the centerline of Merry Glen Lane and the point of beginning of a 30.0' wide easement lying 15.0' on each side of the following described line; thence S30°32'52"E for a distance of 145.92'; thence S42°44'22"E for a distance of 117.09'; thence S48°25'04"E for a distance of 127.44'; thence S02°39'47"W for a distance of 108.71'; thence S42°03'35"W for a distance of 208.96'; thence S26°26'18"W for a distance of 307.52'; thence S16°12'39"W for a distance of 57.52' to the beginning of a curve tangent to said line; thence southerly and southwesterly a distance of 129.94' along the curve concave to the northwest, having a radius of 150.00' and a central angle of 49°38'01"; thence S65°50'40"W tangent to said curve for a distance of 31.91'; thence S65°50'40"W for a distance of 74.47' to the end of said easement.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, IN PARTICULAR AN EASEMENT FOR MERRY GLEN LANE AS SHOWN ON 2007-281630

TO HAVE AND TO HOLD unto the said GRANTEEES 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 served 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 DO FOR MYSELF AND FOR my HEIRS, EXECUTORS, AND ADMINISTRATORS, COVENANT WITH THE SAID GRANTEE, **DON KING, AND WIFE LORI KING**, ITS SUCCESSORS AND ASSIGNS, THAT I AM LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES, THAT THEY ARE FREE FROM ALL ENCUMBRANCES, THAT I HAVE A GOOD RIGHT TO SELL AND CONVEY THE SAME AS AFORESAID, AND I WILL DEFEND THE SAME TO THE SAID GRANTEE, **DON KING, AND WIFE LORI KING**, ITS SUCCESSORS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 30TH DAY OF NOVEMBER, 2007.

WITNESSES:

Monica Brasher Niven

GRANTOR:

Carolyn Kendrick Niven
CAROLYN KENDRICK NIVEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT CAROLYN KENDRICK NIVEN, WHOSE NAME IS SIGNED TO THE FOREGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THAT DAY, THAT BEING INFORMED OF THE CONTENTS OF THE WITHIN CONVEYANCE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS THE 30TH DAY OF NOVEMBER, 2007.

MY COMMISSION EXPIRES: 9-24-10

Wally B. A.

AS NOTARY PUBLIC

Shelby County, AL 11/12/2008
State of Alabama

Deed Tax: \$45.00