

\$ 5000.00

**SEND TAX NOTICE TO:**

**Donald King  
107 Memory Trail  
Chelsea, Alabama 35043**

This instrument was prepared by  
McClelland Law, LLC  
1821 3rd Ave. N  
Bessemer, AL 35020

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA                   §  
COUNTY OF SHELBY               §



20101116000383700 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
11/16/2010 11:49:48 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Five Hundred Dollars and 00/100 (\$500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Edna Ruth King a widowed woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Donald King (a married man) and Edna Ruth King (a widowed woman)** (herein referred to as grantee, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A parcel of land situated in and lying in the NE1/4 of the SE1/4 of Section 34, Township 19 South, Range 1 West of the Huntsville Principal Meridian Shelby County, Alabama being more particularly described as follows:

Commence at the SE corner of the said 1/4-1/4 Section; thence North along the East line thereof a distance of 829.33 feet thence left in a southwesterly direction a distance of 688 feet to the point of beginning. Thence 39 degrees 16 minutes right a distance of 363 feet thence 47 degrees 36 minutes right a distance of 150 feet; thence 39 degrees 16 minutes right a distance of 390 feet, thence right a distance of 150 feet to the point of beginning.

Subject to:

**(1) That piece of property sold out of the above described property to Donald and Lori King as described in EXHIBIT A and attached hereto and recorded in Book No #206 at Page #206 in the Office of the Probate Court of Shelby County, Alabama.**

**(2) Taxes for the year 2010 and subsequent years.**

**(3) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.**

**(4) Mineral and mining rights, if any.**

Note: **Edna Ruth King** is the surviving Grantee from that Deed recorded in Book 196 page 396 in the Probate Court of Shelby County Alabama. **Carl Wilson King** having died on March 7, 1998.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEE**, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set her hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Edna Ruth King  
Grantor

STATE OF ALABAMA

§

§

COUNTY SHELBY

§

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Edna Ruth King** (a widowed woman), whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of October, 2010.

SEAL

William R. Moore  
Notary Public.  
My Commission Expires 2/20/2011



20101116000383700 2/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
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THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF  
TITLE ON THIS PROPERTY, AND HAS NOT BEEN EMPLOYED TO DO SO.