

\$ 5000.00

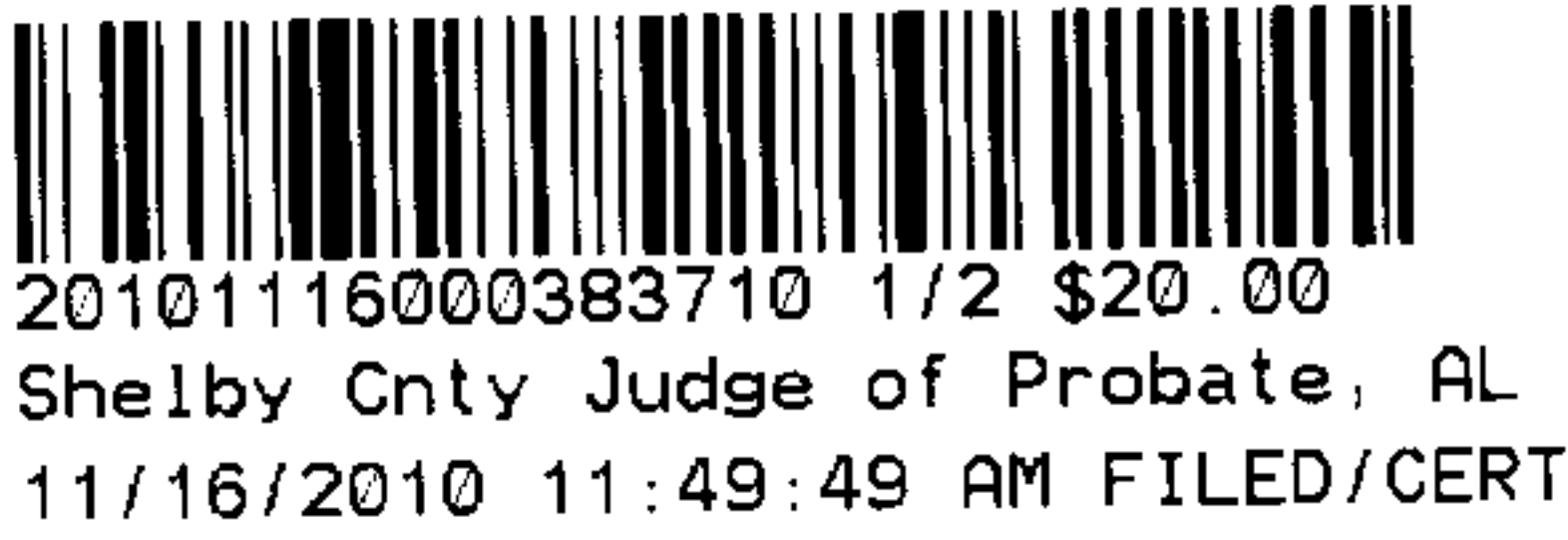
SEND TAX NOTICE TO:

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 §



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 in the NE 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the SE corner of the NE 1/4 of SE 1/4 of section 34, Township 19 South, Range 1 West, Shelby County, Alabama and run North 00 deg. 39 min. 18 sec. West for 829.93 feet; thence South 49 deg. 14 min. 38 sec. West for 365.98 feet to point of beginning; thence continue South 49 deg. 14 min. 38 sec. West for 161.62 feet; thence North 18 deg. 53 min. 37 sec. West for 328.79 feet to a point of intersection with the southerly right of way line of Liberty Road; said point being a curve to the left and having a central angle of 11 deg. 01 min. 58 sec. and a radius of 596.35 feet; thence North 41 deg. 27 min. 58 sec. for a chord distance of 114.45 feet to the point of Tangent; thence North 35 deg. 50 min. 21 sec. East for 61. 68 feet; thence South 18 deg. 53 min. 37 sec. East for 360.94 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to:

- (1) Taxes for the year 2010 and subsequent years.
- (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
- (3) 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.

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 13th day of October, 2010.

SEAL

Hellmuth
Notary Public.
My Commission Expires 2/20/2011


20101116000383710 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
11/16/2010 11:49:49 AM FILED/CERT