


WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY


20110315000084530 1/3 \$36.50
Shelby Cnty Judge of Probate, AL
03/15/2011 02:35:36 PM FILED/CERT

Shelby County, AL 03/15/2011
State of Alabama
Deed Tax:\$18.50

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred, Ninety Two Thousand and no/100's Dollars (\$292,000.00)** to the undersigned grantors,

CHARLES M. KITCHEN, JR. and wife, MINDY S. KITCHEN

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

BRUCE A. KING and ROZILYN KING

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Final Plat of Oaklyn Hills, Phase 3, as recorded in Map Book 34, Page 52 in the Probate Office of Shelby County, Alabama.

Subject to:

2011 and subsequent years ad valorem taxes.

Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

Mining and mineral rights.

Building lines as shown by recorded map.

Easements as shown by recorded map.

Restrictions as shown by recorded map.

Right of Way to Shelby County, Alabama in Deed Book 229, Page 492 and Deed Book 39, Page 469.

Transmission line permit to Alabama Power Company, recorded in Deed Book 165, Page 105.

Railroad right of way reserved by South and North railroad, recorded in Deed Book 'T', page 655.

Timber Sale Agreement with Double Oak Mountain LLC recorded in Instrument 1995-2626.

Amendment to restrictions appearing of record in instrument 20020724000344060 and Instrument 20020724000344050,

Right of Way granted to Alabama Power Company recorded in Instrument 2002-463610.

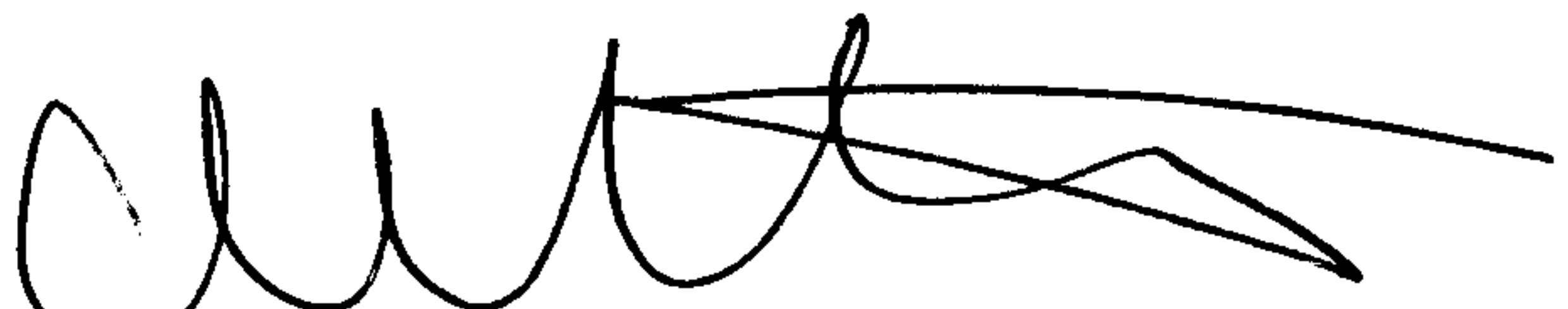
\$273,710.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.


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 or more grantees 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 we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 my hand and seal, this the 4th day of March, 2011.

WITNESS:



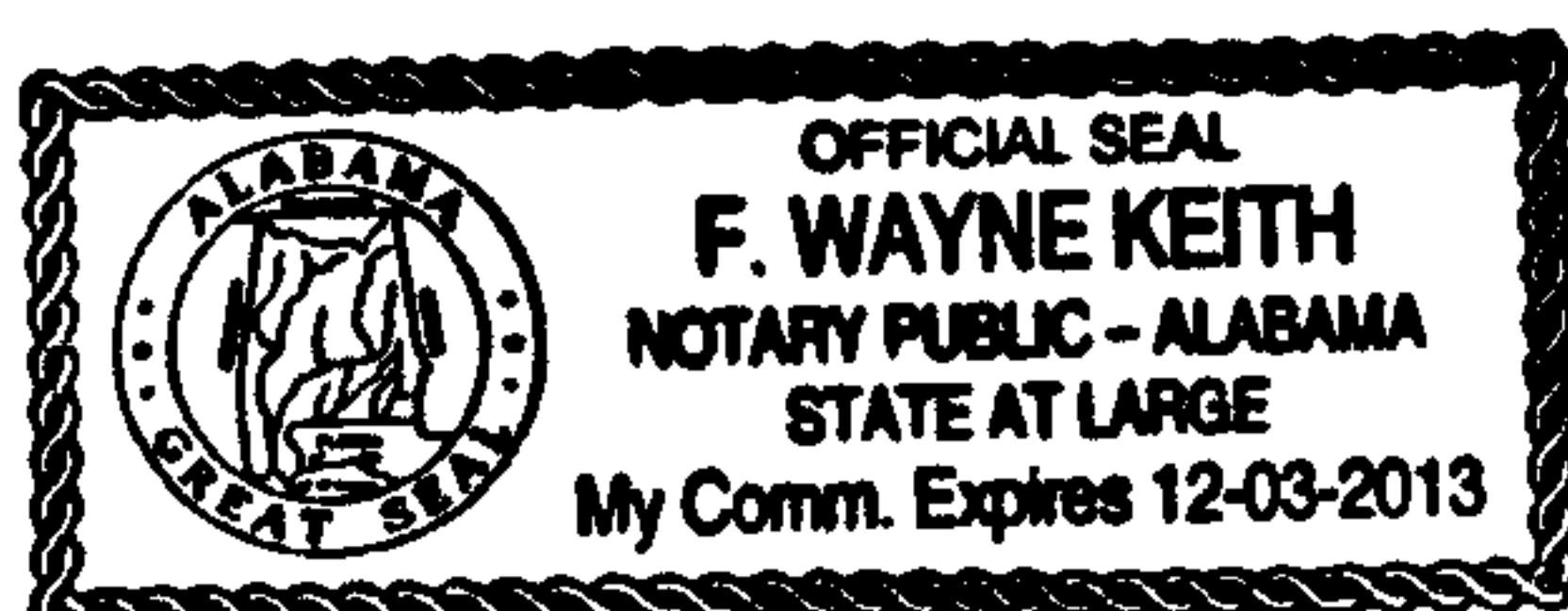
CHARLES M. KITCHEN, JR.


MINDY S. KITCHEN

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles M. Kitchen, Jr., whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 4th day of March, 2011.





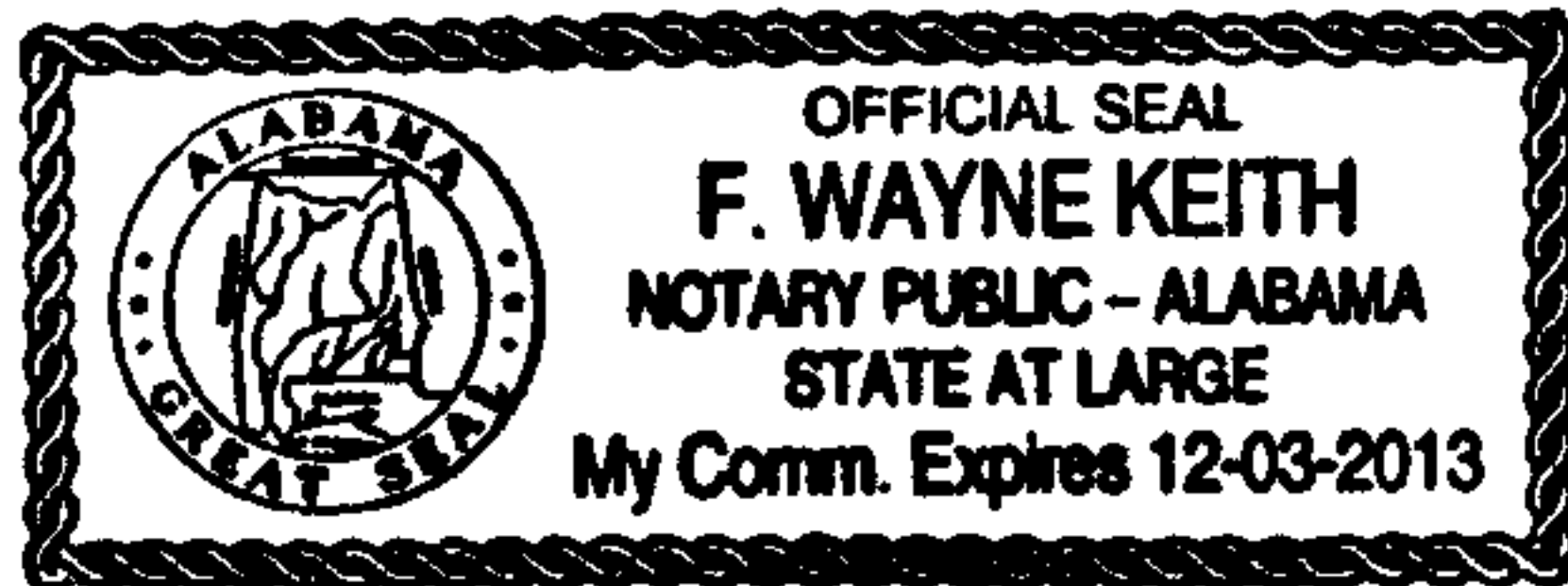
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

20110315000084530 3/3 \$36.50
Shelby Cnty Judge of Probate, AL
03/15/2011 02:35:36 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Mindy S.Kitchen, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 11th day of March, 2011.





Notary Public

THIS INSTRUMENT WAS PREPARED BY:

F. Wayne Keith, Attorney
15 Southlake Lane, Suite 150
Birmingham, Alabama 35244

SEND TAX NOTICE TO: