

45000
TITLE NOT EXAMINED
LEGAL DESCRIPTION FURNISHED BY GRANTOR
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by
Joel C. Watson, Attorney at Law
PO Box 987, Alabaster, Alabama 35007



20110818000243150 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/18/2011 10:47:51 AM FILED/CERT

WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF SURVIVORSHIP,

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of FIVE THOUSAND DOLLARS AND NO\100 to the undersigned
grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

DORETTA KING, A MARRIED WOMAN (herein referred to as grantors) do grant, bargain,
sell and convey unto

JAMES R. EFFERSON AND MAVIS A. EFFERSON
(herein referred to as Grantee) the following described real estate, IN SHELBY COUNTY,
ALABAMA to wit:

SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION
THIS IS NOT THE HOMESTEAD OF THE GRANTOR

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs and
assigns of such GRANTEE forever, together with every contingent remainder and right of
reversion.

**TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint
lives and upon the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such SURVIVOR forever, together with every contingent
remainder and right of reversion.**

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
GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
12th day of MAY, 2011.

WITNESS:

Cora E. Kitson

Doretta M. King
Grantor

Grantor

Grantor

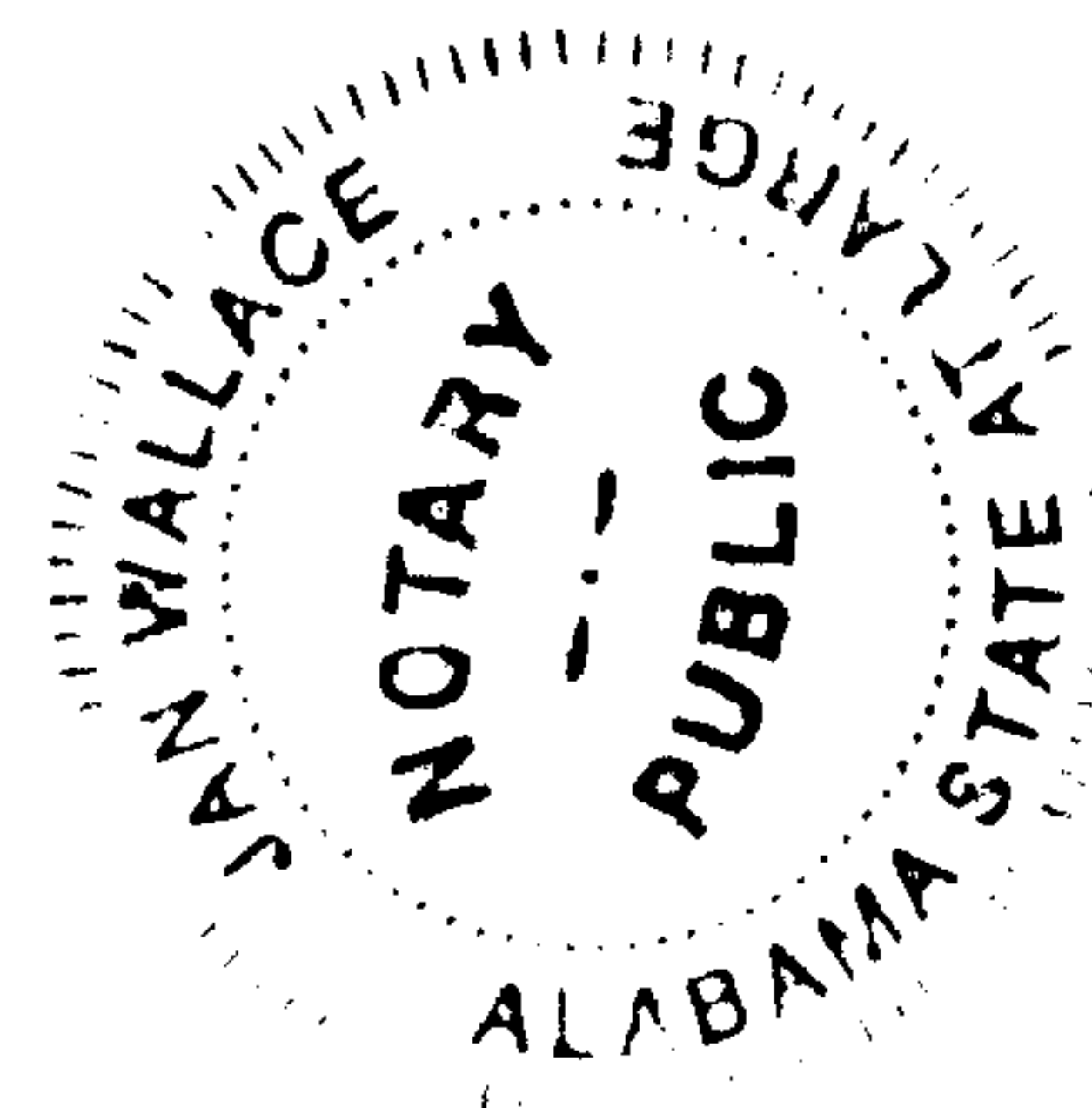
STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DORETTA KING whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of MAY A.D. 2011.

Jan Wallace
NOTARY PUBLIC

My Commission Expires 3/11/2014




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Exhibit "A" King to Efferson

Lot 80, as shown on map entitle "Property Lien Map, Suluria Mills", as recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the intersection of the Northerly right of way line of Strowd Avenue and the Westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of Strowd Avenue for 198.64 feet to the point of beginning; thence 90° 09' right and run Northeasterly for 170.00 feet; thence 78° 41' 55" left and run Northwesterly for 71.35 feet; thence 101° 18' 05" left and run Southwesterly for 184.17 feet to point on the Northerly right of way line of Strowd Avenue; thence 90° 09' left and run Southeasterly along said right of way line of Strowd Avenue for 70.00 feet to the point of beginning; being situated in the Southeast quarter of Southwest quarter of Section 2, Township 21 South, Range 3 West, said lot being known on Furman No. 80. Situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.

**BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.**


20110818000243150 3/3 \$23.00
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Shelby County, AL 08/18/2011
State of Alabama
Deed Tax: \$5.00