

This instrument was prepared by:
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Phone (205) 443-9027

Send Tax Notice To:
Kenneth L. Shoop
Wendi R. Shoop
462 Hwy 337
Chelsea, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$30,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Lori Diann Niven King, a widowed person, and as Executrix of the Estate of Donald Edward King, deceased, Probate Case No. PR2013-000084. Donald King was the surviving grantee in those deeds recorded in Instrutment 201011160003383730 and 2010111600383720, the other Grantee Edna Ruth King having died on or about 11th day of March 2012, ~~2013~~, whose mailing address is 107 Memory Trail, Chelsea, AL 35043 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kenneth L. Shoop and Wendi R. Shoop, whose mailing address is 462 Hwy. 337 Chelsea, AL 35043 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is HWY 337, Chelsea, AL ; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$ 107 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 8th day of March, 2013.

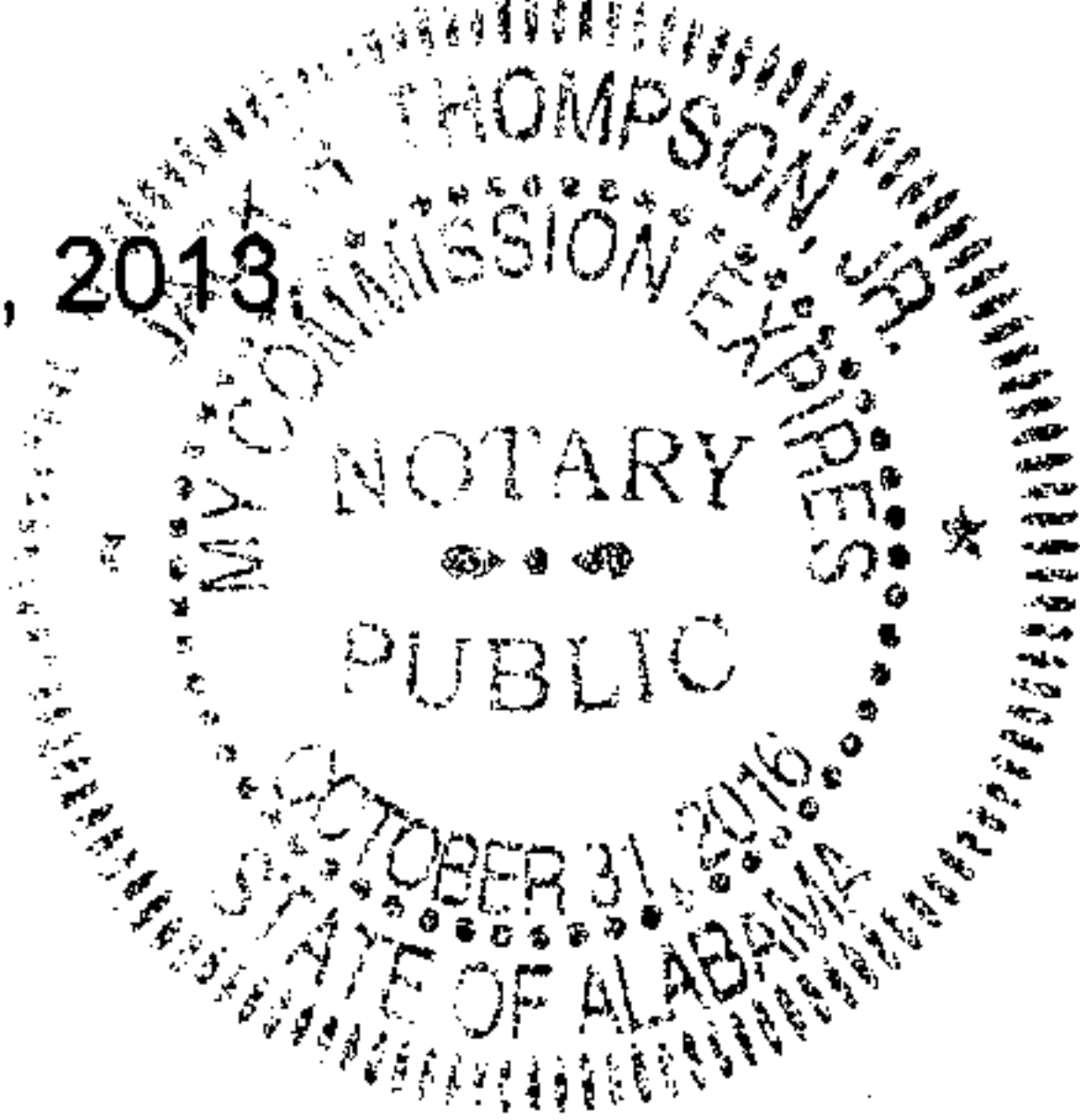
Lori Diann Niven King
Lori Diann Niven King
Lori Diann Niven King, executrix
Lori Diann Niven King, Executrix of the Estate
of Donald Edward King, Deceased

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Lori Diann Niven King, Individually and as Executrix of the Estate of Donald Edward King deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, She, Individually and as Executrix executed the same voluntarily and with full authority on the day the same bears date.

Given under my official hand and seal this the 8th day of March, 2013.

[Signature]
Notary Public
Commission Expires: 10/31/2016



S13-0751

[Barcode]
20130312000102700 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
03/12/2013 12:17:49 PM FILED/CERT

Shelby County, AL 03/12/2013
State of Alabama
Deed Tax: \$30.00

EXHIBIT A - LEGAL DESCRIPTION

Commence at the Northeast corner of the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East a distance of 91.41 feet to the point of beginning; thence South 00 degrees 20 minutes 55 seconds West a distance of 419.66 feet; thence South 89 degrees 18 minutes 12 seconds West a distance of 231.16 feet; thence North 04 degrees 07 minutes 51 seconds East a distance of 316.83 feet; thence North 05 degrees 20 minutes 29 seconds East a distance of 182.39 feet; thence North 85 degrees 12 minutes 08 seconds East a distance of 136.17 feet to a point on the Southwesterly right of way of Shelby County Highway 337, said point also being the beginning of a curve to the left having a radius of 330.00 a central angle of 18 degrees 10 minutes 55 seconds, and subtended by a chord which bears South 33 degrees 55 minutes 42 seconds East, and a chord distance of 104.28 feet; thence along the arc of said curve and said right of way line, a distance of 104.72 feet to the point of beginning. Said parcel containing 2.40 acres, more or less.

