

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Two Hundred Five and no/100 Dollars (\$205,000.00)** being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **ROBERT W. KING and spouse, JENNY S. KING (Grantors)** whose address is 105 Highland Crest Parkway, Hoover, AL 35226 does grant, bargain, sell and convey unto **JAMES W. OSBORN and BARBARA JOAN OSBORN (Grantees)** whose address is 97 Pine Knoll Circle, Shelby, AL 35143 as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 7, BENTLEY ADDITION TO SHELBY SHORES, SECTOR II AS RECORDED IN MAP BOOK 13, PAGE 16 IN THE PORBATE OFFICE OF SHELBY COUNTY, ALABAMA. 97 Pine Knoll Circle, Shelby, AL 35143

Subject to:

Ad Valorem Taxes due October 1, 2013.

Minerals and mining rights not owned by Grantor.

Set back line as shown on record map.

Rights acquired by Alabama Power Company in Deed Book 2543, Pages 116 and 120.


Restrictions in Real Book 218, Page 204 and Deed Book 340, Pages 801 and 809, but omitting any based on race, color, religion, sex, handicap, familial status, or national origin.

TO HAVE AND TO HOLD unto 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 grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this the ____ day of September, 2013.

 SEAL
ROBERT W. KING

 SEAL
JENNY S. KING

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that **ROBERT W. KING and spouse, JENNY S. KING** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 10 day of September, 2013.


Notary Public
Commission Expires: 11/09/14

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400

Send Tax Notice To:
JAMES W. OSBORN
BARBARA JOAN OSBORN
97 Pine Knoll Circle
Shelby, AL 35143
#31-3-07-09-002-031-013