

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Frank Anthony Saletta, III  
4057 Crossings Lane  
Birmingham, AL 35242  
(Also property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF Shelby )

That in consideration of Two Hundred Fifty-Nine Thousand and No/100 –(\$259,000.00)  
As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt  
whereof is acknowledged, I Richard S. King, an married man  
(Whose address is 1820 Hardwood View Dr., B'ham, Al 35242)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto  
Frank Anthony Saletta, III and Marilyn Glover Saletta  
(Whose address is the property address)

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

Lot 224, according to the Survey of Phase Four Caldwell Crossings 2<sup>nd</sup> Sector, as recorded in Map  
Book 32, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, rights of way and liens of record.

\$ 207,200.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

The above described property does not constitute the homestead of the grantor nor his spouse.

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, then the heirs and assigns of the grantees herein  
shall take as tenants in common.

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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 28th  
day of February, 2014.

Richard S. King (Seal)  
Richard S. King

(Seal)  
20140331000089220 1/1 \$66.00  
Shelby Cnty Judge of Probate, AL  
03/31/2014 11:15:38 AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that  
Richard S. King, whose name(s) is/are signed to the foregoing conveyance, and who is/are known  
to me, acknowledged 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 28th day of February

My Commission Expires: 04-21-16

Notary Public: William H. Halbrooks

