

THIS SPACE IS FOR RECORDING DATA ONLY

WARRANTY DEED

STATE OF ALABAMA-SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF One Dollar and other considerations, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John T. King, Sr., and wife, Mary F. King and Robert F. King and wife, Donna A. King, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John T. King, Sr. and wife, Mary F. King (herein referred to as grantee, whether one or more), jointly for life with the remainder to the survivor, the following described real estate situated in SHELBY County,

Alabama:

Begin at the NW corner of the SW 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama and from said point run thence S 00 degrees 46 minutes 50 seconds E a distance of 270.62 feet, more or less, to a 1/2 inch rebar; from said point run thence N 44 degrees 34 minutes 55 seconds E a distance of 193.15 feet to a 1/2 inch rebar; from said point run thence S 18 degrees 12 minutes 42 seconds E a distance of 491.46 feet, more or less, to a point on the N margin of Old Highway 280; from said point run thence Easterly along the N right of way of said highway a distance of 270.12 feet, more or less, to a 1/2 inch rebar; from said point run thence North 02 degrees 08 minutes 53 seconds W a distance of 727.56 feet to a point; thence run S 46 degrees 24 minutes 19 seconds W a distance of 60 feet to a point marked by a 1/2 inch rebar; from said point run thence S 44 degrees 31 minutes 18 seconds W for a distance of 235.88 feet to a point marked by a 1/2 inch rebar; from said point run thence S 88 degrees 13 minutes 11 seconds W a distance of 310 feet to the point of beginning. Said parcel containing 5.61 acres, more or less.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, jointly for life with the remainder to the survivor.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above, that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or 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 15
day of June, 2015.

John T. King Sr
Mary F. King
Robert F. King
Donna A. King

The preparer of this document has not
examined title to the property described herein
and makes no certification as to title.


20150618000205260 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
06/18/2015 02:25:55 PM FILED/CERT

Shelby County, AL 06/18/2015
State of Alabama
Deed Tax: \$21.00

Legal Description
provided by
Grantor/Grantee

STATE OF Alabama

~~Chilton County~~

State at Large

I, the undersigned, hereby certify that ~~John T. King, Sr., Mary F. King, Robert F. King and Donna A. 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of June, 2015.

Glenda Jones
NOTARY PUBLIC

Glenda Jones
My Commission Expires
12/7/15

STATE OF Alabama

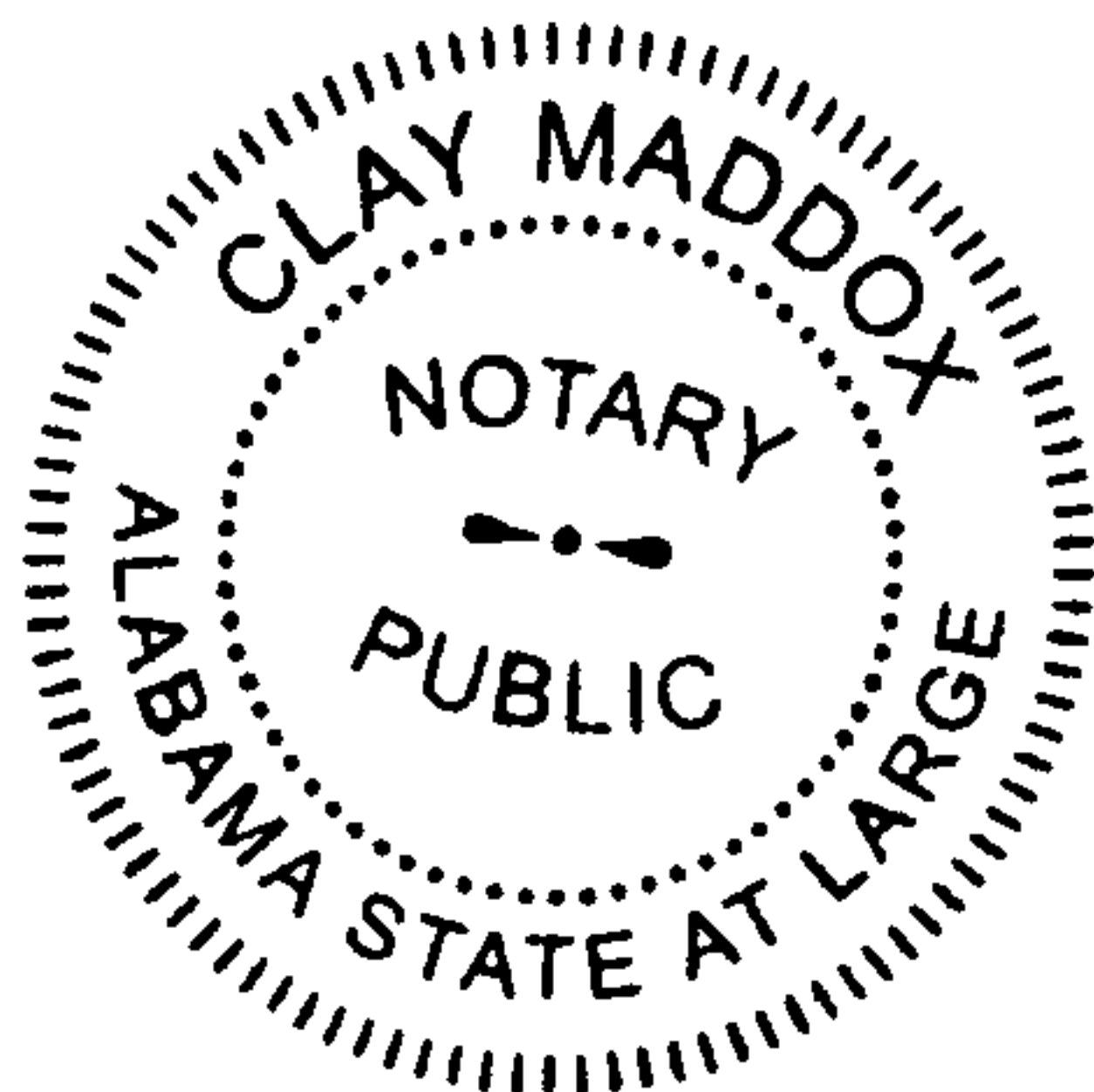
Chilton County

I, the undersigned, hereby certify that John T. King, Sr., Mary F. King, ~~Robert F. King and Donna A. 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of June, 2015.

Clay Maddox
NOTARY PUBLIC

Commission expires:
04/17



20150618000205260 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
06/18/2015 02:25:55 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John King
Mailing Address _____

Grantee's Name John King
Mailing Address _____

Property Address Undeveloped Land

Date of Sale 6/15/15
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
★ Assessor's Market Value \$41,766.45 '12=20,883.



20150618000205260 3/3 \$43.00
Shelby Cnty Judge of Probate, AL
06/18/2015 02:25:55 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

____ Bill of Sale
____ Sales Contract
____ Closing Statement

____ Appraisal
____ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-18-15

Print MARY FAYE KING

☒ Unattested

Karen Molsen
(verified by)

Sign Mary Faye King
(Grantor/Grantee/Owner/Agent) circle one