

Prepared By:
Kenneth W. Battles, Sr., Esq.
Battles Law Firm, LLC
Pinson, Alabama 35126
File No. 17-006273

Grantors Address:
Rufus Dudley
5084 MEADOWBROOK ROAD
BIRMINGHAM, AL 35242-3114

Send Tax Notice To:
Karla D. King and Randall C. King
221 Coral Circle
Alabaster, Alabama 35007

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS DEED, made and entered into this the 9 day of October, 2017, by and between **Rufus Dudley**, an unmarried man, and **Karla D. Atchison King** and husband, **Randall C. King**, herein called "GRANTORS," and **Karla D. King and Randall C. King**, herein called "GRANTEES";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **TEN AND 00/100 DOLLARS, (\$10.00)**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Rufus Dudley, Karla D. Atchison King and Randall C. King**, as Grantors, have this day bargained and sold and by these presents do hereby grant, sell, transfer and convey unto said Grantees, **Karla D. King and Randall C. King**, as joint tenants with right of survivorship, a certain tract or parcel of land situated in **SHELBY** County, Alabama, and being more particularly described as follows:

Lot 42, Block 2, according to the Amended Map and Survey of Bermuda Lake Estates Second Sector, as recorded in Map Book 10, Page 88, in the Probate Office of Shelby County, Alabama.

For Information Purposes only, the property address: 221 Coral Circle, Alabaster, Alabama 35007
Parcel No. 23.2.03.4.001.046.135 The 2017 Shelby County tax value is \$119,500.00.

The prior deed recorded in Instrument No. 20081006000395300, Probate Office of Shelby County, Alabama, conveyed an undivided 1/3 interest to each of the Grantees in said deed, Rufus Dudley, Karla D. Atchison, and Margaret A. Dudley. This deed is being executed to convey the 1/3 interest of Rufus Dudley pursuant to that deed in Instrument No. 20081006000395300, and 1/2 of the 1/3 interest (or a 1/6 interest) of Margaret A. Dudley, who passed away on or about March 4, 2016, and Karla D. Atchison, now known as Karla D. King, is conveying her 1/3 interest, and 1/2 of the 1/3 interest (or a 1/6 interest) of Margaret A. Dudley, to herself and her husband, Randall C. King. There are two (2) Heirship Affidavits being recorded simultaneously herewith regarding the interest of Margaret A. Dudley, stating the only heirs of Margaret A. Dudley are her surviving spouse, Rufus Dudley, and only daughter, Karla Dudley Atchison King. The different names of Karla D. Atchison, Karla D. King, Karla D. Atchison King, and Karla Dudley Atchison King are all one and the same person.

SUBJECT TO TAXES FOR 2017 AND SUBSEQUENT YEARS.

SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.

TO HAVE AND TO HOLD unto Grantees for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion.

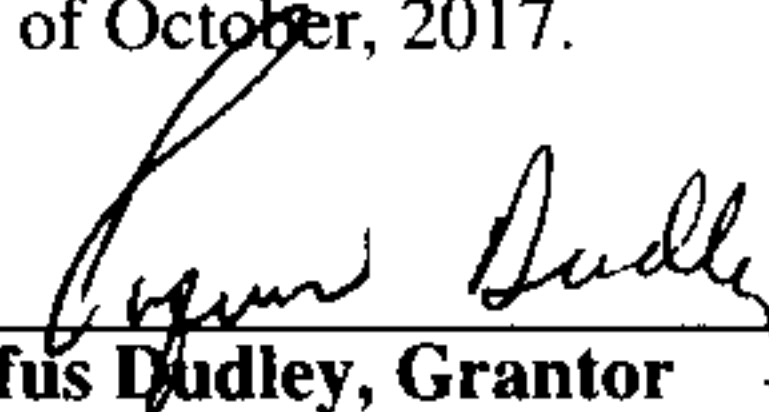
Grantors covenant with Grantees, that they are lawfully seized and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend the title to said property against the good and lawful claims and demands of all persons whomsoever.

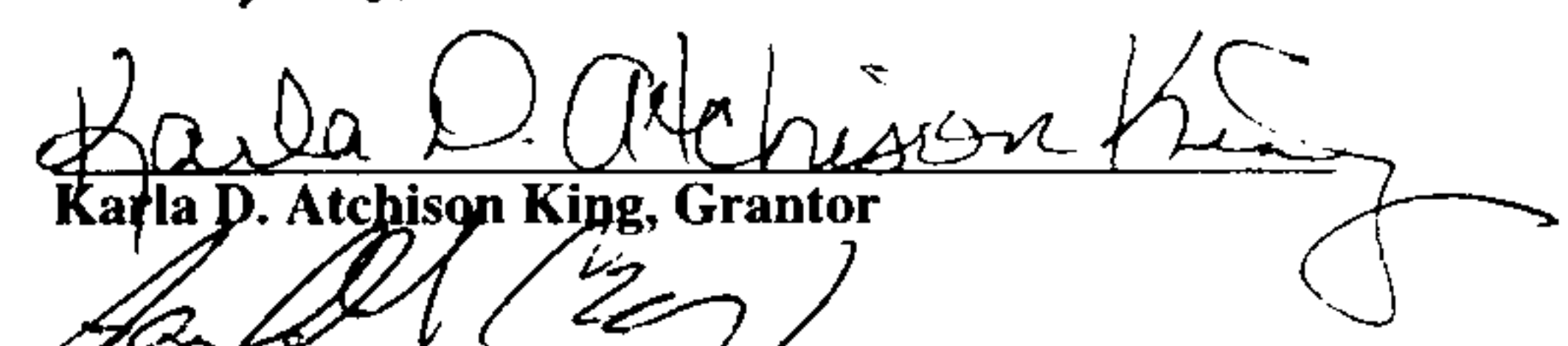
This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

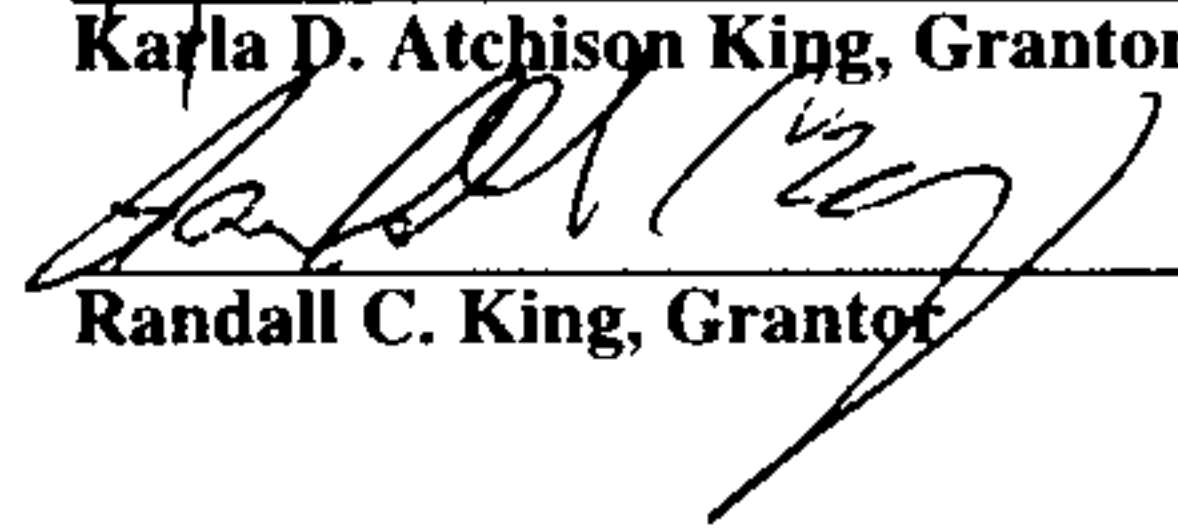
Shelby County, AL 10/24/2017
State of Alabama
Deed Tax: \$40.00


20171024000395240 1/2 \$58.00
Shelby Cnty Judge of Probate, AL
10/24/2017 01:20:32 PM FILED/CERT

IN WITNESS WHEREOF, Rufus Dudley, Karla D. Atchison King and Randall C. King, as Grantors, have hereto set their signatures and seals this the 4 day of October, 2017.


Rufus Dudley, Grantor

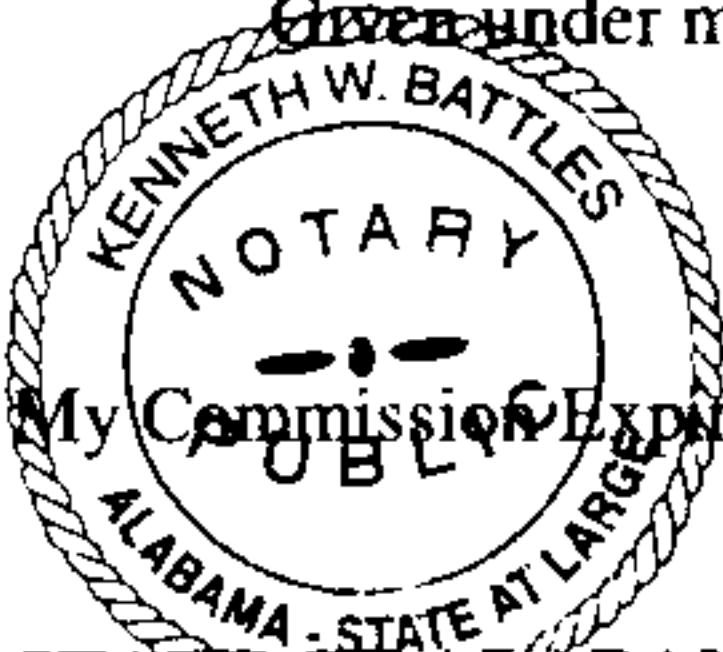

Karla D. Atchison King, Grantor


Randall C. King, Grantor

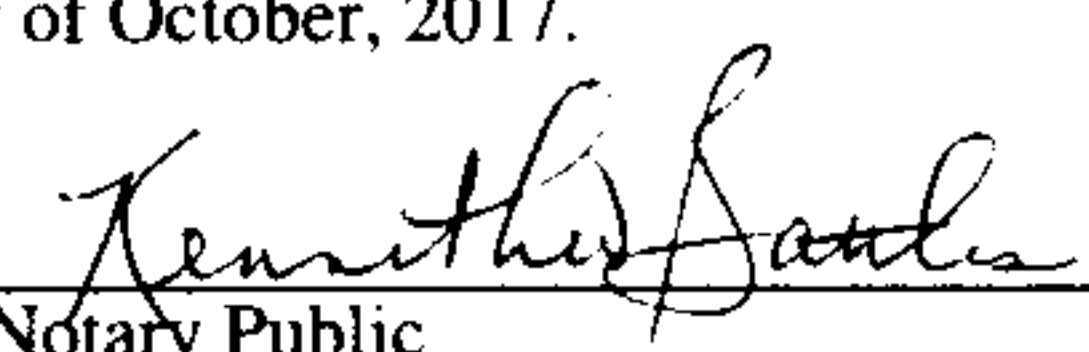
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, hereby certify that Rufus Dudley, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, he executed the same voluntarily.

Given under my hand and seal this the 4th day of October, 2017.



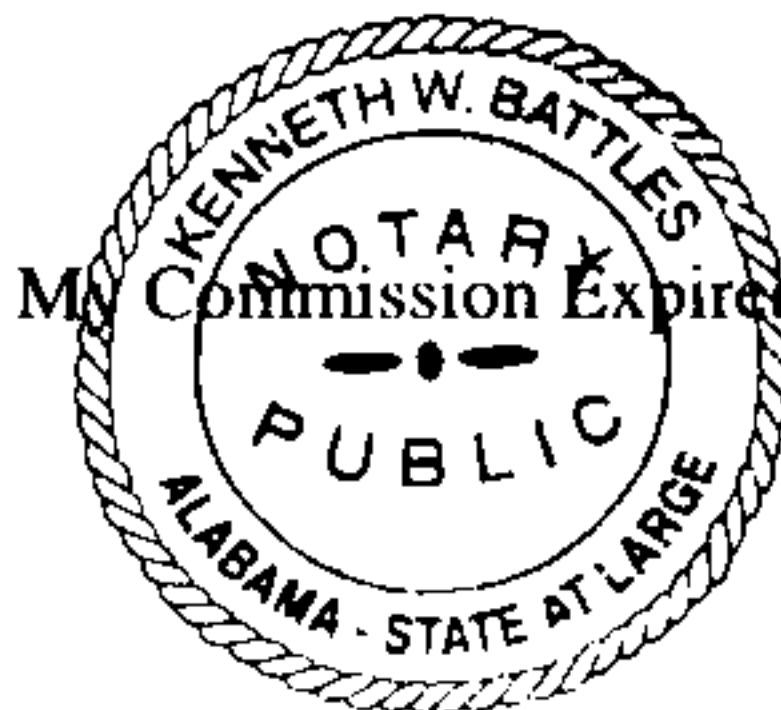
My Commission Expires: 06-25-2021


Notary Public

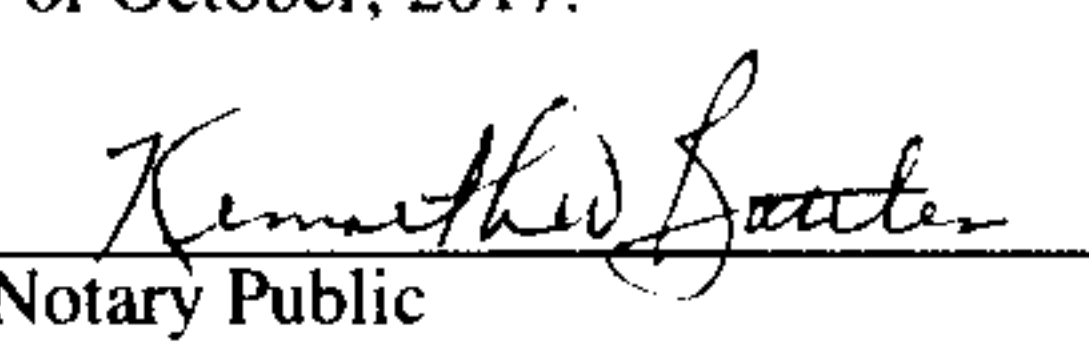
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, hereby certify that Karla D. Atchison King and Randall C. 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 foregoing conveyance, they executed the same voluntarily.

Given under my hand and seal this the 4th day of October, 2017.



My Commission Expires: 06/25/2021


Notary Public


20171024000385240 2/2 \$58.00
Shelby Cnty Judge of Probate: AL
10/24/2017 01:20:32 PM FILED/CERT