

20220304000090960
03/04/2022 11:24:55 AM
DEEDS 1/3

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2022-02-6501
Documentary Evidence: Sales Contract

Send Tax Notice To:
Warren Davis and
Ursula Davis
P.O. Box 443
Harpersville, AL 35078
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Thirty-Two Thousand and 00/100 Dollars (\$32,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Liang Chi King, a married woman and James Paul King, a married man**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Warren Davis and Ursula Davis**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

A parcel in the Northwest Quarter of the Northwest Quarter of Section 11, Township 19 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows: commence at the Southeast corner or said quarter-quarter section and run North 00 degrees 04 minutes 10 seconds West for 686.96 feet to an existing 3/8" rebar at the point of beginning. Thence South 89 degrees 55 minutes 05 seconds West for 576.66 feet to an existing 3/8" rebar on the East right of way of Highway 25 (80' right of way), thence North 00 degrees 42 minutes 21 seconds East along said East right of way for 239.99 feet to an existing 3/8" rebar, thence (leaving right of way) run North 89 degrees 55 minutes 00 seconds East 573.42 feet to an existing 3/8" rebar, thence South 00 degrees 04 minutes 00 seconds East for 239.98 feet to the point of beginning. Situated in Shelby County, Alabama.

Address of Property: 43718 Highway 25, Vincent, AL 35178

The above described property does not constitute the homestead of the grantors nor that of their spouses.

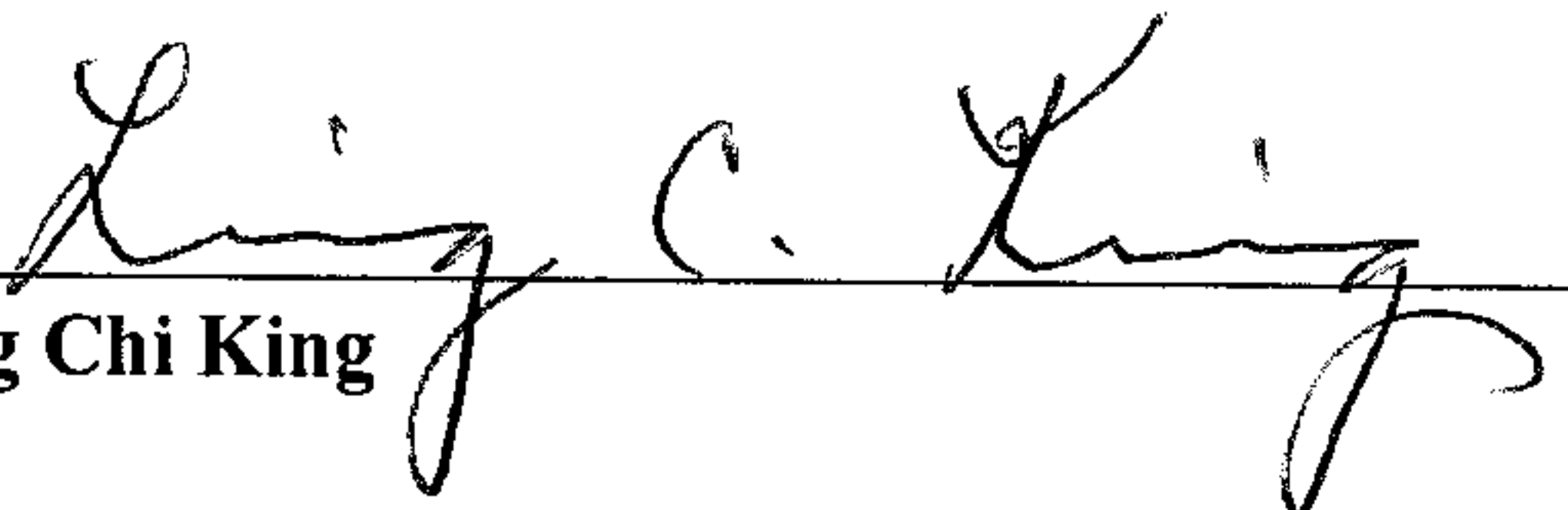
\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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, successors, and assigns of the Grantees herein shall take as tenants in common.

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

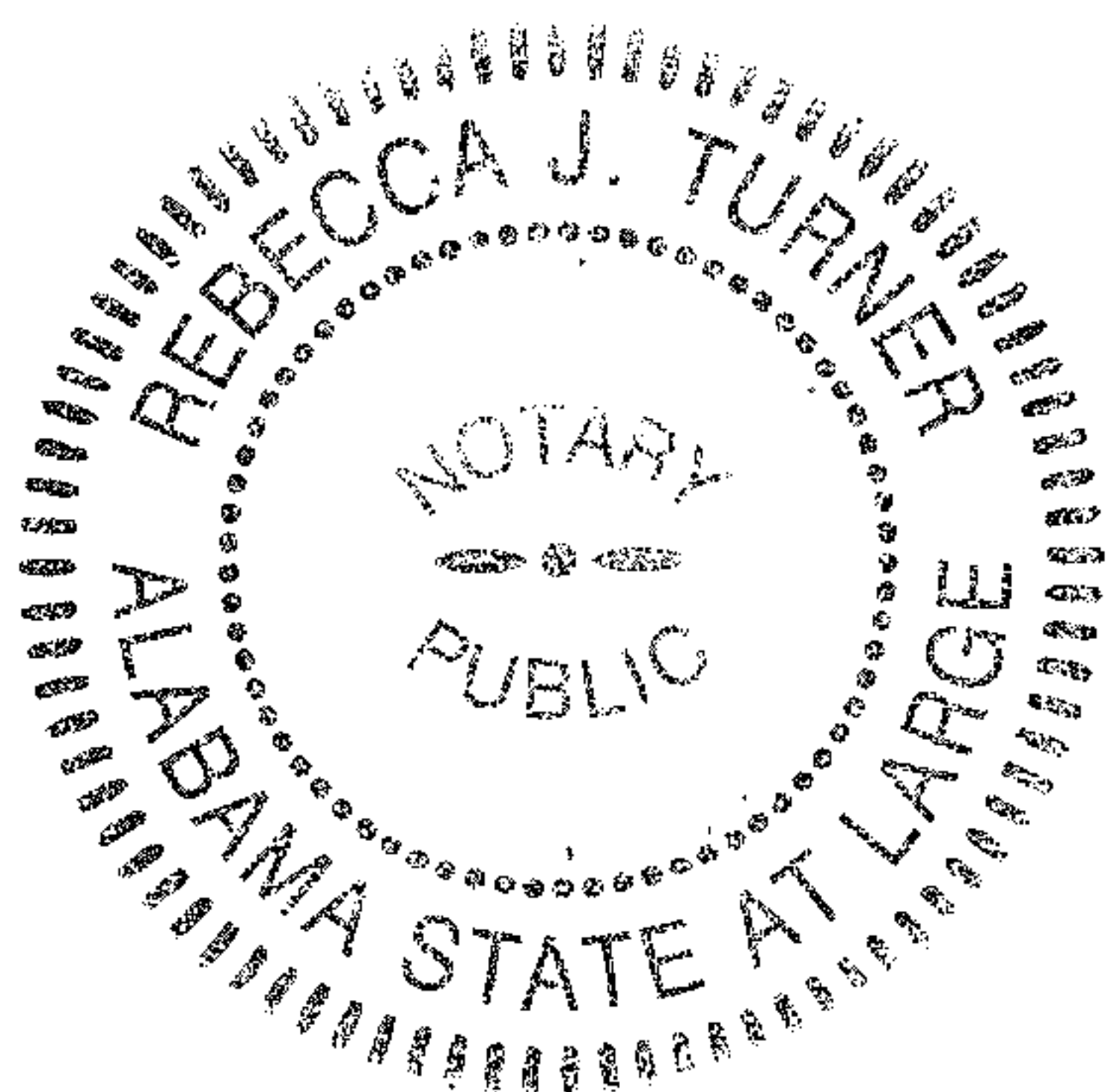
IN WITNESS WHEREOF, the said Grantors have set their hand and seal, to be effective as of the 3rd day of March, 2022.

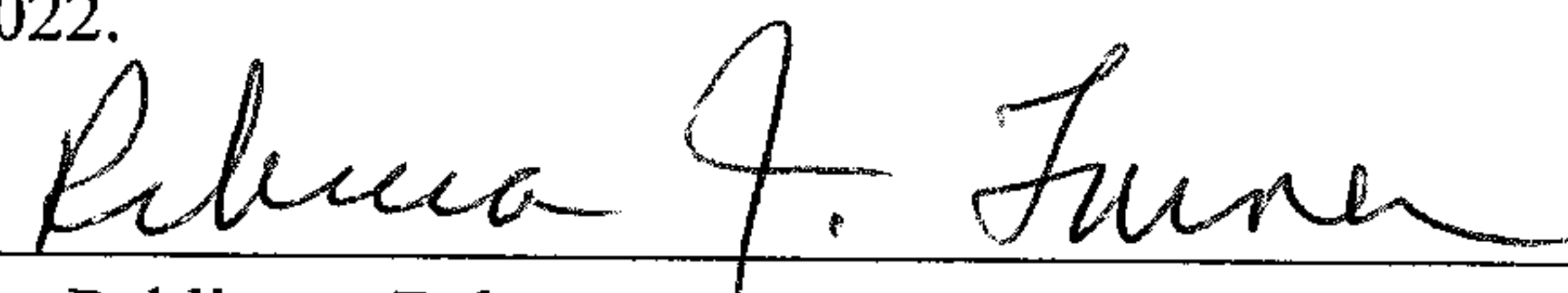
 (Seal)
Liang Chi King

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Liang Chi King**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 3rd day of March, 2022.




Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, to be effective as of the 3rd day of March, 2022.

~~Liang Chi King~~ (Seal)
~~James Paul King~~ (Seal)

~~STATE OF ALABAMA
COUNTY OF SHELBY~~

~~I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Liang Chi King**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.~~

~~Given under my hand and official seal, this 3rd day of March, 2022.~~

~~Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022~~

STATE OF ILL
COUNTY OF McLean

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Paul King**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 1st day of March, 2022.

Rakesh Patel
Notary Public
My Commission Expires: 12/26/2022

Grantors' Mailing Address:

152 Fairview Lane
Montevallo, AL 35115



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 11:24:55 AM
\$60.00 KIMBERLY
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Allen S. Bayl

