

THIS INSTRUMENT PREPARED BY:

Lipscomb & Lipscomb

1813 Third Avenue, Bessemer, Ala.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Twenty-four Hundred and 00/100 (\$2400.00)..... DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

John Thomas Keith, a single man,

(herein referred to as grantors) do grant, bargain, sell and convey unto Grover Cleveland Keith, Jr., and wife, Catherine C. Keith,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Part of the SW 1/4 of the SW 1/4 of Section 12, Township 19 South, Range 2 W, more particularly described as follows: Begin at the Southwest corner of Section 12 run North 40°27'41" East along the West line of said Section 12 a distance of 330.8 feet, thence run South 81°07'39" East a distance of 417.9 feet, thence South 40°27'41" West 314.9 feet to point on South line of Section 12, thence run North 83°18'51" West along the South line of said Section 12 a distance of 417.0 feet to point of beginning, containing 3.16 acres more or less.

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STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1977 JAN 17 PM 1:32 Deed Feb 2 50 Comm. of Probate JUDGE OF PROBATE

19770117000005100 1/1 \$ .00 Shelby Cnty Judge of Probate, AL 01/17/1977 12:00:00AM FILED/CERT

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

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:

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 have hereunto set my hand and seal, this 11th day of January, 19 77

WITNESS: Frances E. Shell

John Thomas Keith

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, Frances E. Shell, a Notary Public in and for said County, in said State, hereby certify that John Thomas Keith, a single man, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January A. D., 19 77

Notary seal for Frances E. Shell, Jefferson County, Alabama

Signature of Frances E. Shell, Notary Public