

This instrument was prepared by

David B. and Lynn M. Kellis  
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Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-nine thousand and no/100 Dollars (\$49,000.00)

to the undersigned grantor, Guaranty Federal Savings and Loan Association, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

David B. Kellis and wife, Lynn M. Kellis

(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,

Lot 9, Block 2, according to the Survey of Shelena Estates, as recorded in Map Book 5, page 25, in the Probate Office of Shelby County, Alabama.

Subject to easements, right of ways, restrictions and limitations of record, and discrepancies or conflicts in boundary lines or shortages in area or encroachments which a correct survey and an inspection of premises would disclose, and all rights outstanding by reason of the statutory right of redemption from the foreclosure of that certain mortgage executed by James A. Parrish and Frances Wood Parrish, to Guaranty Federal Savings and Loan Association, recorded in Real Volume 416, Page 862, in the Probate Office of Shelby County, Alabama, being evidenced by foreclosure deed recorded in Real Volume 353, Page 253, in the said Probate Office.

\$46,550.00 of the consideration stated above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 JUL -5 AM 10:42

451-760  
Thomas G. Shanderson, Jr.  
JUDGE OF PROBATE

19840705000138500 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
07/05/1984 00:00:00 FILED/CERTIFIED

Deed tax - 250  
Recd 250  
Int. 1.00  
6.00

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Executive Vice

IN WITNESS WHEREOF, the said GRANTOR, by its / President, Raymong L. Foushee who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of June 19 84

ATTEST:

*John Bullard*  
Secretary

By *Raymond L. Foushee*  
Executive Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned,  
State, hereby certify that Raymond L. Foushee  
whose name as Ex. Vice President of Guaranty Federal Savings and Loan Association,  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 29th day of June

*Heaps & Ramsey*

*Raymond L. Foushee*  
Notary Public