

This instrument was prepared by

This Form furnished by:

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3812 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 35206



Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED

249

Send tax notice to:

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

Yvette X. Neumann
812 Independence Drive
Alabaster, AL

That in consideration of Seventy-two thousand and no/100 (\$ 72,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Robert E. Keeton and wife, Jo Ann Keeton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Yvette X. Neumann

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 34, according to survey of Valley Forge, as recorded in Map Book 6, page 60, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines and transmission line permit of record.

\$ 64,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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 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 27th
day of July, 1984

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (SEAL)
1984 AUG -6 AM 8:53
see Mtg 453-407 (SEAL)
JUDGE OF PROBATE

Robert E. Keeton (SEAL)
Robert E. Keeton

Jo Ann Keeton (SEAL)
Jo Ann Keeton

STATE OF Alabama
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb a Notary Public in and for said County,
in said State, hereby certify that Robert E. Keeton and wife, Jo Ann Keeton

whose name(s) 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 official seal this 27th day of July, A.D. 1984

Larry L. Halcomb
Notary Public Larry L. Halcomb