

Grantee: James E. Keller
 3182 Warrior River Road
 Hueytown, AL 35023

**STATUTORY FORM WARRANTY DEED
 JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
)
 JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETEEN THOUSAND TWO HUNDRED FOUR AND 90/100 DOLLARS to the undersigned grantor, **WEAVER AGENCY OF BESSEMER, INC.**, 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 **JAMES E. KELLER and wife, EDNA RUTH KELLER** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the map and survey of Mountaintop Farms, as recorded in Map Book 12, Page 9, in the Probate Office of Shelby County, Alabama. Said lot also described as follows: The East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama.

SUBJECT TO: A non-exclusive easement for ingress and egress across Lots 1 and 2, as shown on map of Mountaintop Farms, as recorded in Map Book 12, Page 9, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: A non-exclusive easement for ingress and egress along the following described private road: Commence at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 20 South, Range 4 West; thence run Easterly along the North line of said 1/4-1/4 86.14 feet to a point in the centerline of South Shades Crest Road; thence run 41 degrees 29 minutes 03 seconds left and run Northeasterly along the centerline of said South Shades Crest Road 121.40 feet to the point of beginning of a 50 foot easement lying 25 feet on either side of the following described centerline; from the point of beginning thus obtained thence turn 90 degrees right from the last described course and run Southeasterly 21.36 feet to the point of beginning of a curve to the right having a central angle of 41 degrees 20 minutes 07 seconds and a radius of 175 feet; thence run along the arc of said curve 126.25 feet to the end of said curve; thence continue along the tangent if extended of the last described curve and run Southerly 310.00 feet; thence turn 59 degrees 24 minutes 23 seconds left and run Southeasterly 106.75 feet; thence turn 122 degrees 58 minutes 39 seconds right and run Southwesterly 101.62 feet; thence turn 6 degrees 47 minutes 56 seconds left and run Southwesterly 86.02 feet; thence turn 22 degrees 10 minutes 32 seconds left and run Southwesterly 170.37 feet; thence turn 33 degrees 09 minutes 18 seconds left and run Southwesterly 299.31 feet; thence turn 20 degrees 19 minutes 51 seconds left and run Southeasterly 97.03 feet; thence turn 30 degrees 33 minutes 48 seconds left and run Southeasterly 228.82 feet; thence turn 13 degrees 50 minutes 14

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seconds right and run Southeasterly 256.11 feet; thence turn 11 degrees 34 minutes 07 seconds right and run Southeasterly 303.94 feet; thence turn 33 degrees 07 minutes 52 seconds left and run Southeasterly 470.97 feet; thence turn 14 degrees 01 minute 19 seconds left and run Southeasterly 147.58 feet; thence turn 25 degrees 58 minutes 43 seconds left and run Northeasterly 229.75 feet; thence turn 56 degrees 03 minutes 32 seconds right and run Southeasterly 282.28 feet; thence turn 36 degrees 15 minutes 43 seconds left and run Southeasterly 96.10 feet; thence turn 127 degrees 53 minutes 07 seconds right and run Southwesterly 217.29 feet; thence turn 42 degrees 04 minutes 11 seconds left and run Southwesterly 299.69 feet; thence turn 18 degrees 44 minutes 57 seconds left and run Southerly 43.99 feet to the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 22, said point being 30 feet West of the Southeast corner of said 1/4-1/4 Section, said point also being the end of said easement, located in Jefferson County, Alabama.

LESS AND EXCEPT: Title to all minerals within and underlying the premises, together with all mining rights, and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

SUBJECT TO all reservations, restrictions, easements and right of ways of record or in evidence through use.

This property is sold subject to the following:

1. Private easement on property is not maintained by Seller, Auctioneer, or any County Government. Said easement does not meet County specifications.
2. Subject to Health Department limitations for septic tanks in areas of rock.
3. No individual parcel or tract of land may be further subdivided without subdivision approval from the applicable County Government.

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

IN WITNESS WHEREOF, the said GRANTOR, by its President Nelda Cofer Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of April, 1988.

WEAVER AGENCY OF BESSEMER, INC.


Nelda Cofer Weaver, President

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nelda Cofer Weaver whose name as President of WEAVER AGENCY OF BESSEMER, INC., 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, she, 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 13th day of April, 1988.

Nancy Carol Allison
Notary Public

MY COMMISSION EXPIRES OCTOBER 24, 1990

THIS INSTRUMENT PREPARED BY:
Weaver Agency of Bessemer, Inc.
412 4th Avenue, Bessemer, Alabama

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

88 APR 15 AM 9:49

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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|------------------|-------------------|
| 1. Deed Tax | \$ <u>4.00</u> |
| 2. Mtg. Tax | <u> </u> |
| 3. Recording Fee | <u>7.50</u> |
| 4. Indexing Fee | <u>1.00</u> |
| TOTAL | <u>12.50</u> |