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SEND TAX NOTICE TO:

(Name) Grantees

(Address) 3408 Strollaway Drive
Birmingham, AL 35226

This instrument was prepared by

(Name) DOUGLAS ROGERS

(Address) 1920 Mayfair Drive Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand and no/100----- DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert R. Keith, Jr. and Donna V. Keith

(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 6, according to the Survey of The Shires, as recorded in Map Book 12, Page 17 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of record.

Subject to taxes for 1988.

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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.

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, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27 day of April, 1988

WITNESS:

(Seal)

(Seal)

(Seal)

SHOAL VALLEY JOINT VENTURE

Douglas Rogers
its General Partner

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }

COUNTY }

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

Given under my hand and official seal this _____ day of _____ A. D., 19____

Notary Public.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, for the State of Alabama at Large, hereby certify that David P. Byers whose name as as general partner of Shoal Valley Joint Venture, 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 said conveyance, he as such general partner and with full authority, executed the same voluntarily for and as the act of said Joint Venture, as aforesaid.

Given under my hand this 27th day of April, 1988.

J Douglas Rogers
Notary Public, State at Large
My commission expires: 9/7/91

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

88 MAY -3 AM 10:19

Thomas A. Shawcross, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>60.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>66.00</u>

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