

THIS INSTRUMENT PREPARED BY:

Frank K. Bynum  
#17 Office Park Circle  
Birmingham, AL 35223

SEND TAX NOTICE TO:

Byron W. Ketcham  
800 Crosscut Road  
Alabaster, AL 35997

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED TWENTY FIVE THOUSAND & NO/100 (\$225,000.00) to the undersigned grantors Joyce C. Thompson Heames and husband, Timothy Heames in hand paid by Byron W. Ketcham and Sarah P. Ketcham, the receipt whereof is acknowledged, we, Joyce C. Thompson Heames and husband, Timothy Heames (herein referred to as Grantors) grant, bargain, sell and convey unto Byron W. Ketcham and Sarah P. Ketcham (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

Commence at the Southeast corner of the North Half of the Southwest Quarter of the Southeast Quarter of Section 4, Township 21 South, Range 2 West; thence run North along the East Quarter-Quarter line 50.00 feet to the point of beginning; thence turn left 109 degrees 24 minutes 30 seconds and run Southwest 350.00 feet to an iron pin; thence turn right 90 degrees 00 minutes 00 seconds and run Northwest 595.41 feet to an iron pin on the South side of Crosscut Road, thence turn right and run Northeasterly along the South side of said road 640 feet, more or less, to an iron pin on the East line of said Quarter-Quarter Section, thence run South along said Quarter-Quarter line 780.16 feet to the point of beginning. Situated in Shelby County, Alabama, and being a parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

\$200,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Joyce C. Thompson Heames is one and the same person as Joyce C. Thompson.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and by 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, we have hereunto set our hands and seals, this 17th day of May, 1993.

  
Joyce C. Thompson Heames

  
Inst # 1993-14508  
Timothy Heames

05/20/1993-14508  
10:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 34.00

Inst # 1993-14508

STATE OF ALABAMA      COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Joyce C. Thompson Heames and husband, Timothy Heames whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 17th day of May, 1993.

  
Frank K. Byrum, NOTARY PUBLIC

My Commission Expires: November 20, 1996

Inst # 1993-14508

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10:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 KCD 34.00