

SEND TAX NOTICE TO:

(Name) Kary A. Keasler
 2933 Clydebank Circle
 (Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Scott J. Humphrey, LLC
 3821 Lorna Rd.
 (Address) Birmingham, AL 35244

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of One hundred seventy thousand and no/100 (\$170,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Paul D. Reaves and his wife Lisa A. Reaves

(herein referred to as grantors) do grant, bargain, sell and convey unto
Kary A. Keasler and Teresa L. Keasler

(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 20, in Block 2, according to the Survey of First Addition to Selkirk,
 a Subdivision of Inverness, Phase IV, a single family residence, as recorded
 in Map Book 7, Page 149 in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted. .

Subject to: All easements, restrictions and rights of way of record.

\$110,000.00 of the above mentioned purchase price was paid for from a
 mortgage loan which was closed simultaneously herewith.

Inst # 1996-21791

07/08/1996-21791
 03:51 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 SMA 68.50

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, we have hereunto set our hand(s) and seal(s), this 1



day of July, 19 96.

WITNESS:

 (Seal)

 (Seal)

 (Seal)


 PAUL D. REAVES (Seal)

 LISA A. REAVES (Seal)

STATE OF ALABAMA }
 Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that PAUL D. REAVES AND LISA A. REAVES
 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 have executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 1 day of July, A. D. 19 96

MY COMMISSION EXPIRES JANUARY 24, 1998

Notary Public