

This instrument was prepared by:
(Name) Massey & Stotser, P.C.
(Address) 1100 East Park Drive, Suite 301
Birmingham, Alabama 35235

Send Tax Notice To: Kevin B. Keith
name
Lot 2 East Brothers Avenue
address
Wilsonville, Alabama 35186

WARRANTY DEED.

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINE THOUSAND AND NO/100-----
-----DOLLARS (\$9,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Lanier L. Price and wife, Juanita P. Price

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

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

Lot 2, according to Hill Top Estates, as recorded in Map Book 16, Page 46, and re-recorded in Map Book 18, Page 22, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) Taxes for the year 1998 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

There is also conveyed to grantees, their heirs, successors and assigns, the right to use the present boat launching site, as granted to grantor in deed as recorded in Deed Book 276, Page 881, in the Probate Office of Shelby County, Alabama, for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property now owned by the grantor.

\$9,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-16708

05/07/1998-16708
11:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever, I, the undersigned, do hereby 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 person.

IN WITNESS WHEREOF, we have herunto set OUR hand(s) and seal (s), this 27th day of April, 19 98

_____(Seal)

Lanier L. Price (Seal)
Lanier L. Price

_____(Seal)

Juanita P. Price (Seal)
Juanita P. Price

_____(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Lorrie A. Maples, a Notary Public in and for the said County, in said State, hereby certify that Lanier L. Price and wife, Juanita P. Price 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 hands and official seal this 27th day of April, A.D., 19 98

Lorrie A. Maples Notary Public

MY COMMISSION EXPIRES SEPTEMBER 13, 1999