

This instrument was prepared by

(Name) KENNETH D. WALLIS (58) 524

(Address) SUITE 107, COLONIAL CENTER, 1009 MONTGOMERY HWY., SO., VESTAVIA HILLS, AL.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

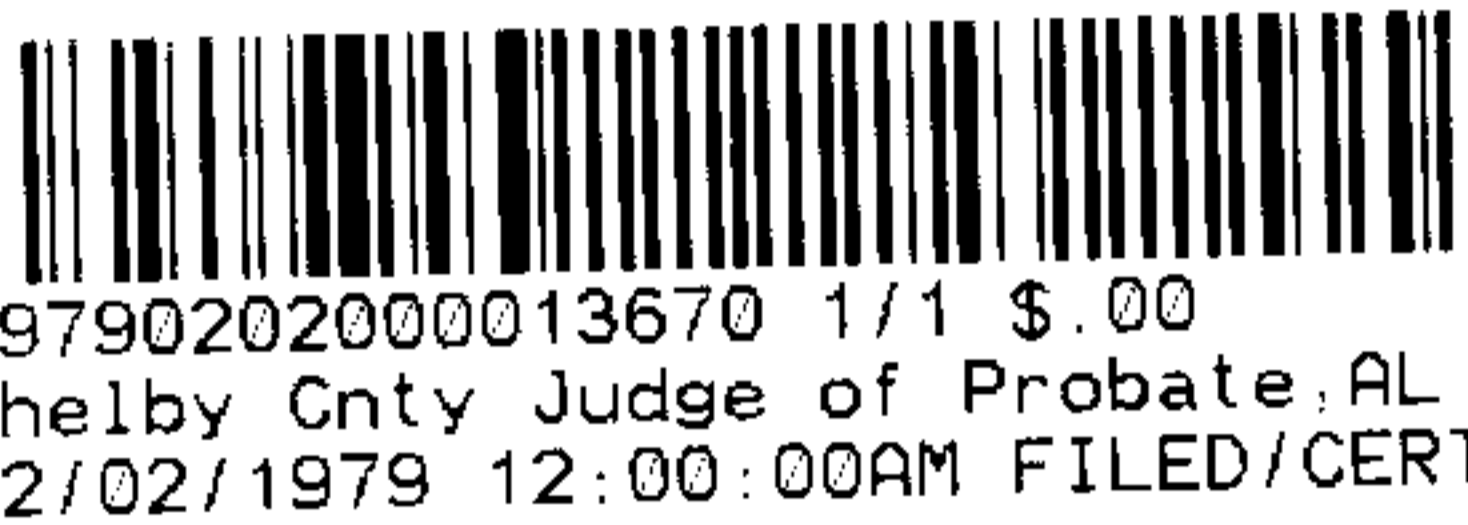
STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY }

That in consideration of FIFTY-FIVE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DORRIS L. HOWTON AND HUSBAND, JOE HENLEY (herein referred to as grantors) do grant, bargain, sell and convey unto RAYMOND G. KEENUM AND WIFE, JUDY R. KEENUM (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Part of the Northwest Quarter of Northwest Quarter of Section 21, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 19 South, Range 2 West; run thence in a Easterly direction along the South line of said Quarter-Quarter section for a distance of 93.94 feet to the point of beginning; from the point of beginning thus obtained thence continue along last described course for a distance of 238.84 feet; thence turn an angle to the left of 92 degrees 33 minutes 00 seconds and run in a Northerly direction for a distance of 154.68 feet; thence turn an angle to the left of 91 degrees 19 minutes and run in a Westerly direction for a distance of 212.57 feet; thence turn an angle to the left of 78 degrees 04 minutes and run in a Southwesterly direction for a distance of 141.63 feet to the point of beginning.

Mineral and mining rights excepted.



Subject to:

- 1. Ad Valorem taxes due and payable October 1, 1979.
2. Rights of ways and mineral and mining rights and rights incident thereto of record.

\$50,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 11th day of December, 1978

WITNESS:

STATE OF ALA. SHELBY CO. J. GERRITY, TWP

Rec. 150
Chd 100

1979 FEB 2 11 8 20

STATE OF ALABAMA SHELBY COUNTY

DORRIS L. HOWTON (Seal)

JOE HENLEY (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DORRIS L. HOWTON AND HUSBAND, JOE HENLEY 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 hand and official seal this 11th day of December, 1978 A. D., 1973

KENNETH D. WALLIS

ATTORNEY AT LAW

SUITE 107 COLONIAL CENTER

1009 MONTGOMERY HIGHWAY SOUTH

VESTAVIA HILLS, ALABAMA 35216

MY COMMISSION EXPIRES MAY 19, 1981

Notary Public

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