

This instrument was prepared by

(Name) Robert R. Sexton

(Address) 1600 City Federal Bldg., Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of SIXTEEN THOUSAND DOLLARS (\$16,000.00) and the assumption of the mortgage described below

to the undersigned grantor, UNITED VIRGINIA MORTGAGE CORPORATION a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

M. STEVEN KEENUM and DAWN N. KEENUM, husband and wife, (herein referred to as GRANTEEES) 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, to-wit:

Lot 1, according to the Survey of Sunnybrook Subdivision, First Addition as recorded in Map Book 7, page 1 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes due in the year 1983 which are a lien but not due and payable until October 1st, 1983.

Right of way to Alabama Power Company recorded in Volume 323, page 490 and Volume 309, page 358 in the Probate Office of Shelby County, Alabama.

The Grantees herein hereby agree to assume and pay the outstanding balance of that certain mortgage in favor of Collateral Investment Company filed for record May 7, 1979 and recorded in Volume 391, page 226 in the Probate Office of Shelby County, Alabama, and assigned to Federal National Mortgage Association in Misc. Volume 30, page 938 in said Probate Office.

This property is sold "as is" with no warranties. *ink M.D.K.*

1983 JUL -6 AM 10:16
JUDGE OF PROBATE

*Deed by 1600
Rec 150
Ind 100
1850*

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Assistant Vice President, Jere N. York who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of June 1983

ATTEST *[Signature]*
Asst. Secretary

By *[Signature]*
Asst. Vice President

STATE OF Virginia
COUNTY OF Richmond
City of Richmond

I, the undersigned Jere N. York a Notary Public in and for said County in said State, hereby certify that whose name as Assistant Vice President of United Virginia Mortgage Corporation a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 29th day of June 1983

BARNETT, T. LE. NOBLE & SEXTON
ATTORNEYS AT LAW
SUITE 1800 FEDERAL BUILDING
2025 - 10TH AVENUE NORTH

[Signature]
Notary Public