

Send tax to: Richard L. Keith, 472 Roy Lane, Helena, Al 35080

This instrument was prepared by

(Name) ROBERT O. DRIGGERS

(Address) 1736 Oxmoor Road, Birmingham, Al 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Four Thousand Five Hundred and no/100 Dollars

to the undersigned grantor, DENMAN CONSTRUCTION CO., INC. 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
RICHARD L. KEITH and D. KAY KEITH

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County,
Alabama.

Lot 18, in Block 4, according to Indian Wood Forest, Third Sector as
recorded in Map Book 7, Page 104 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1986 and thereafter.
2. Building setback line of 50 feet reserved from Copena Drive and LeCroy Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including a 20 foot easement thru the center of lot, a 10 foot easement on the North and a 10 foot easement on the West side.
4. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 101, Page 536 and Deed Book 175, Page 274 in Probate Office.
5. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 319, Page 43 in Probate Office.

\$75,600.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 14.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 22.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 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 Vice President, RODNEY B. DENMAN who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March 1986

ATTEST:

DENMAN CONSTRUCTION CO., INC.

By RODNEY B. DENMAN, Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

M 9:04

I, the undersigned
State, hereby certify that RODNEY B. DENMAN

a Notary Public in and for said County in said

whose name as Vice President of DENMAN CONSTRUCTION CO., INC.
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 31st

day of March 1986

Robert Driggers

Robert Driggers

My Commission Expires May 11, 1986

Notary Public

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