

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 8812 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36208

Send Tax Notice To: Donald W. Keith
name
4713 Red Stick Road
address
Birmingham, Alabama 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-eight thousand and no/100 (88,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles G. Spradling, Jr. & Wife, Janice E. Spradling

(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald W. Keith and Charlene H. Keith

(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 28, Block 4, according to the survey of Indian Wood Forest, Second
Sector, as recorded in Map Book 7 page 83 in the Office of the Judge of
Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1986

Subject to restrictions, building line, easements, rights of way and
permit to South Central Bell of record.

\$70,400.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

The grantors do not warrant title to minerals and mining rights.

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 ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 10th
day of July, 1986

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

Charles G. Spradling, Jr. (Seal)

Charles G. Spradling, Jr. (Seal)

Janice E. Spradling (Seal)

Janice E. Spradling (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Charles G. Spradling, Jr. and wife Janice E. Spradling
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 10th day of July