

SEND TAX NOTICE TO:

(Name) Ross F. Kenner  
8113- 6TH AVE. N.  
(Address) BIRMINGHAM, AL. 35206

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P. O. Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Two Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Terry G. Arnold and wife, Eleanor M. Arnold

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

Ross F. Keener and Sarah J. Keener

(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 11 and a part of Lots 10 and 12 of Walden Subdivision, as recorded in Map Book 8, Page 48, in the Office of Judge of Probate of Shelby County, Alabama, described as follows: Begin at the Northeast corner of said Lot 11; thence run Westerly along the North line of said Lot 11 extended a distance of 70.69 feet; thence left 116 degrees 00 minutes a distance of 136.41 feet to the Southerly line of Lot 12; thence left 64 degrees 00 minutes a distance of 98.00 feet; thence left 116 degrees 00 minutes a distance of 136.41 feet to the Northerly line of Lot 10; thence left 64 degrees 00 minutes a distance of 27.31 feet to the point of beginning. According to Survey of Johnye Horton, Registered Land Surveyor, Reg. No. 12496, dated August 7, 1986.

The above described property is conveyed subject to existing covenants, restrictions, conditions, limitations, rights-of-way and easements of record.

Mineral and mining rights excepted.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 NOV -4 PM 1:57

1. Deed Tax \$ 52.00  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 55.50

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 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 3rd

day of November, 19 86.

WITNESS:

\_\_\_\_\_  
(Seal)

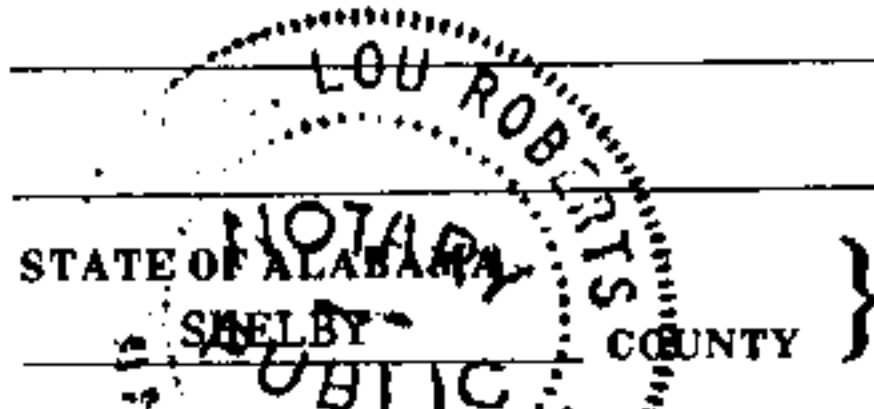
\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Terry G. Arnold (Seal)  
TERRY G. ARNOLD

Eleanor M. Arnold (Seal)  
ELEANOR M. ARNOLD

\_\_\_\_\_  
(Seal)



I, Lou Roberts, a Notary Public in and for said County, in said State,

hereby certify that Terry G. Arnold and wife, Eleanor M. Arnold

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 3rd day of November, A. D., 1986

Notary Public.