

This instrument was prepared by

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222

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY FOUR THOUSAND & NO/100— (\$54,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joe Adaway, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Richard C. Keith and wife, Debora A. Keith (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 18, Township 21 South, Range 2 East; Thence proceed in an Easterly direction along the North boundary of said section for a distance of 2391.34 feet to the point of beginning of the parcel of land herein described; thence continue in an Easterly direction along said North boundary of said section for a distance of 251.27 feet to a point; thence turn an angle of 89 degrees 37 minutes 37 seconds right and run in a Southerly direction along West side of an old established fence line for a distance of 767.45 feet to the North boundary of a public road (Hebb Road); thence turn an angle of 88 degrees 11 minutes 18 seconds right and run along said North boundary of said Hebb Road for a distance of 62.91 feet to a point; thence turn an angle of 38 degrees 57 minutes 01 second right and continue along said North boundary of said Hebb Road for a distance of 361.59 feet to a point; thence turn an angle of 7 degrees 18 minutes 13 seconds right and continue along the North boundary of Hebb Road for a distance of 57.21 feet to a point; thence thence turn an angle of 60 degrees 54 minutes 13 seconds right and run for a distance of 531.69 feet to the point of beginning. Said parcel of land lying in the NE 1/4 of the NW 1/4, Section 18, Township 21 South, Range 2 East. Situated in Shelby County, Alabama. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$51,300.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1201 County Road 103, Wilsonville, Alabama 35186

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 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 stated 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, I have hereunto set my hand and seal, this 31st day of July, 1990.

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

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STATE OF ALABAMA  
SHELBY COUNTY  
GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public for said county, in said State, hereby certify that Joe Adaway, a single individual whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 1990.

My Commission Expires March 10, 1991

Notary Public

2.00  
1.50  
1.00  
0.50

(SEAL)