

This instrument was prepared by

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2552

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED & NO/100— (\$112,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Vera E. Floyd, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Thomas R. Keen and wife, Nancy G. Keen (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 right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 108, according to a survey of Indian Highlands, Third Addition, as recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$82,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 108 Creek Road, Montevallo, Alabama 35115

Vera E. Floyd is the surviving grantee of that certain deed as recorded in Deed Book 298, Page 87, the other grantee, Lester Holland Floyd, Jr. having died on or about the 10th day of February, 1984.

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 30th day of August, 1990.

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

90 SEP -4 PM 1:22

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

Vera E. Floyd
Vera E. Floyd

(SEAL)

1. Grant Fee	2.00
2. Notary Fee	1.50
3. Recording Fee	3.00
4. State Tax	0.00
5. Local Tax	0.00
6. Certified Fee	1.00
Total	6.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vera E. Floyd, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August A.D., 1990

Richard D. Mink
Notary Public