

SEND TAX NOTICE TO:

(Name) Mark Allen Keen
Rebecca A. Keen
 (Address) 4244 Ashington Drive
Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TICOR 9400 1-84

CORPORATION FURN WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Thirteen Thousand and 00/100 Dollars

to the undersigned grantor, Alan Howard Construction, Inc. a corporation,
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

Mark Allen Keen and Rebecca A. Keen
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama

Lot 236, according to the Survey of Brook Highland, an Eddleman Community,
 6th Sector, 2nd Phase, as recorded in Map book 15, Page 50 A & B, in the
 Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable
 until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

\$202,300.00 of the consideration was paid from the proceeds of a mortgage
 loan closed simultaneously herewith.

Inst # 1992-16745

08/11/1992-16745
 03:47 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 17.50

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 said GRANTOR
 does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it 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 GRANTEES, their heirs, executors and assigns
 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Alan Howard
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of July 19 92

ATTEST:

Alan Howard Construction, Inc.

By Alan Howard, President

STATE OF Alabama }
 COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said
 State, hereby certify that Alan Howard
 whose name as President of Alan Howard Construction, 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

30th

day of

July

19 92

[Signature]
 Notary Public