

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Frank K. Bynum
#17 Office Park Circle
Birmingham, AL 35223

Joseph E. Keeton, III

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THIRTY EIGHT THOUSAND FIVE HUNDRED & NO/100 (\$38,500.00) to the undersigned grantors Mitchell P. Schencker and wife, Kathryn W. Schencker in hand paid by Joseph E. Keeton, III and Jane E. Keeton, the receipt whereof is acknowledged, we, Mitchell P. Schencker and wife, Kathryn W. Schencker (herein referred to as Grantors) grant, bargain, sell and convey unto Joseph E. Keeton, III and Jane E. Keeton (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

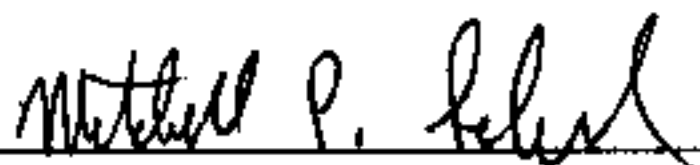
Lot 12, according to the Survey of Lake Kathryn as recorded in Map Book 16, Page 13, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and by 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 hands and seals, this 31st day of March, 1994.

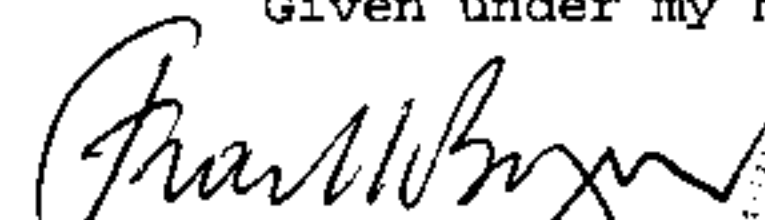

Mitchell P. Schencker


Kathryn W. Schencker

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Mitchell P. Schencker and wife, Kathryn W. Schencker whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 31st day of March, 1994.


Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1996

Inst # 1994-11140

04/06/1994-11140
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 47.00

Inst # 1994-11140