

SEND TAX NOTICE TO:

(Name) Bryan P. Keim
Kelly B. Keim
 (Address) 5349 Harvest Ridge Lane
Birmingham, AL 35242

This instrument was prepared by

(Name) Stewart, Davis & Humphrey, P.C.
3800 Colonnade Parkway, Suite 650
 (Address) Birmingham, AL 35243

Form TITLE 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty Four Thousand Five Hundred and 00/100----- DOLLARS

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

Carl A. Lessman and wife, Bonnie W. Lessman
 (herein referred to as grantors) do grant, bargain, sell and convey unto
Bryan P. Keim and Kelly B. Keim

(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 58, according to the Map and Survey of Meadow Brook, 12th
 Sector as recorded in Map Book 9, Page 27, in the Probate Office
 of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable
 until October 1, 1994.
 Existing easements, restrictions, set-back lines, limitations, of record.

\$ 107,600.00 of the consideration was paid from the proceeds of
 a mortgage loan closed simultaneously herewith.

Inst # 1994-20595

06/29/1994-20595
 12:55 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 36.00

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 23rd
 day of June, 19 94.

WITNESS:

 (Seal) Carl A. Lessman (Seal)

 (Seal) Bonnie W. Lessman (Seal)

 (Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Carl A. Lessman and wife, Bonnie W. Lessman
 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 23rd day of June, A. D., 19 94

MY COMMISSION EXPIRES OCTOBER 27, 1997

Notary Public,

1994-20595