

WARRANTY DEED Joint tenants with right of survivorship

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Five Thousand, (\$55,000.00) to the undersigned grantors, F. WAYNE KEITH, an unmarried man and ALAN C. KEITH, a married man in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged the said F. WAYNE KEITH and ALAN C. KEITH do grant, bargain, sell and convey unto JOE S. MIZERANY, III and SARAH D. MIZERANY as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

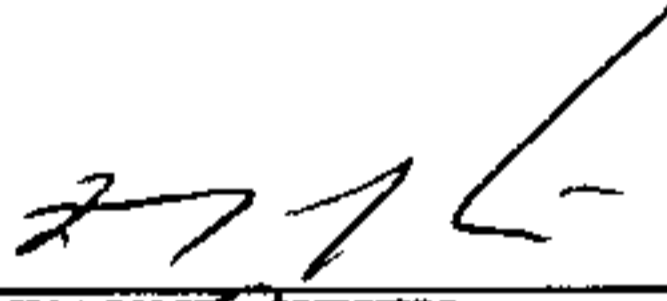
See attached exhibit "A" for legal description


The above described property is not the homestead of the grantor, Alan C. Keith, a married man.

TO HAVE AND TO HOLD, to 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 or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, 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 they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 the 17th day of August, 1994.



F. WAYNE KEITH



ALAN C. KEITH

10/24/1994-31904
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 66.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that F. Wayne Keith and Alan C. Keith whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 17th day of August, 1994.



Notary Public

This instrument was prepared by:
F. Wayne Keith
229 Lorna Square
Birmingham, Alabama 35216

Send Tax Notice to:
Joe D. Mizerany, III
531 Hampton Drive
Birmingham, Alabama 35209

Inst # 1994-31904

BEGIN at the NW Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 21 South, Range 2 West, said point being the POINT OF BEGINNING; thence S 3deg-00'-56" E along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 500.92'; thence S 89deg-31'-47" E a distance of 1325.82'; thence S 2deg-44'-57" E a distance of 450.76'; thence N 89deg-26'-27" W a distance of 744.46'; thence S 2deg-44'-57" E a distance of 375.04'; thence S 2deg-57"-37" E a distance of 21.27'; thence S 88deg-19'-14" W a distance of 119.09', thence S 70deg-17'-17" W a distance of 477.63'; thence S 2deg-58'-34" W a distance of 128.27'; thence S 89deg-26'-27" E a distance of 602.68'; thence N 2deg-58'-34" W a distance of 320.00'; thence N 2deg-44'-57" W a distance of 350.00'; thence S 89deg-26'-27" E a distance of 744.46'; thence N 2deg-44'-57" W a distance of 976.63'; to the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence N 89deg-31'-47" W a distance of 1353.19' to the Point of Beginning. Said parcel contains 19.64 acres more or less.

Exhibit "A" to Keith to Mizerany deed

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