

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Alabaster, AL 35007
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Send Tax Notice To: Chad L. Keller
name
116 Ashford Way
address

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED ELEVEN THOUSAND AND NO/100-----
-----DOLLARS (\$111,000.00)
to the undersigned grantor, Crestwood Homes, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Chad L. Keller and wife, Paula M. Keller

(herein referred to as GRANTEEES) 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, AL to-wit:

Lot 47, according to the survey of the Third Addition to Ashford Heights, as recorded in Map Book 17 page 144 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1995.

Subject to restrictions and right of way of record.

Subject to unrecorded restrictions, covenants and conditions of Ashford Heights.

\$ 101,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-17473

07/05/1995-17473
01:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B. J. Jackson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June 1995
Crestwood Homes, Inc.

ATTEST:

By B. J. Jackson, President

STATE OF Alabama }
COUNTY OF Jefferson }

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that B. J. Jackson whose name as President of Crestwood Homes, 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 June 1995
Larry L. Halcomb Notary Public

My Commission Expires:
January 23, 1998

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