

SEND TAX NOTICE TO:

(Name) Honor J. Keith

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY SIX THOUSAND AND NO/100----- DOLLARS

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

Paul H. Cox, a married man;
Joseph C. Cox, a married man; and
Naomi C. Reynolds, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Honor J. Keith and wife, Corrine F. Keith,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West; thence run East along the south line thereof 678.42 feet; thence 91 degrees 31 minutes left run 2015.90 feet; thence 58 degrees 09 minutes left run 93.47 feet to the northeasterly right of way of Roy Drive; thence 39 degrees 13 minutes 51 seconds left run 494.64 feet to the point of beginning; thence 1 degrees 42 minutes 54 seconds right run 320.93 feet; Thence 1 degrees 53 minutes 07 seconds right run 203.99 feet; thence 109 degrees 18 minutes 49 seconds right run 551.33 feet to the southerly right of way of Roy Drive and a point of a curve to the right having a radius of 257.92; Thence run along said curve 80.34 feet; Thence continue along the last described course 33.12 feet to a point of a curve to the left having a radius of 200.65 feet thence run along said curve 134.70 feet; thence continue along the last described course 177.04 feet; thence 83 degrees 27 minutes 55 seconds right run 331.83 feet to the point of beginning. According to the survey of Thomas E. Simmons, LS# 12945, dated September 7, 1995.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

THIS PROPERTY CONSITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

04/12/1996-12034
02:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 64.50

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 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 11th day of April, 19 96

WITNESS:

(Seal)
(Seal)
(Seal)

Paul H. Cox (Seal)
Joseph C. Cox (Seal)
Naomi C. Reynolds (Seal)

STATE OF ALABAMA
SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul H. Cox, Joseph C. Cox and Naomi C. Reynolds whose names 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 11th day of April, A. D. 19 96

My Commission Expires: 10/16/96

Notary Public

Inst 1996-12034