

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Joe R. Keel

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison

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

Form 1-1-6 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 THOUSAND AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, John E. Conyers and Pauline B. Conyers, as Trustees and/or Trustees of THE CONYERS FAMILY TRUST, dated September 13, 1995, (herein referred to as grantors) do grant, bargain, sell and convey unto JOE R. KEEL and wife, ALICE M. KEEL,

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

Shelby County, Alabama to-wit:

PARCEL I:

Begin at the SW corner of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East; thence run Easterly along the South line thereof 1325.44 feet to the SE corner of said 1/4-1/4 Section; thence 90 degrees 06 minutes 45 seconds left run Northerly 825.00 feet; thence 89 degrees 53 minutes 15 seconds left run Westerly 1322.52 feet to the West line of said 1/4-1/4 Section; thence 89 degrees 44 minutes 35 seconds left run Southerly 825.00 feet to the point of beginning.

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

\$40,000.00 of the above recited purchase price is being paid from a purchase money mortgage recorded simultaneously herewith.

Inst # 1996-30874

09/18/1996-30874
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 18.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 _____

day of September 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

John E. Conyers
John E. Conyers

(Seal)

Pauline B. Conyers
Pauline B. Conyers

(Seal)

STATE OF ALABAMA FLORIDA

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John E. Conyers and Pauline B. Conyers, whose name is 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 11 day of September 96

A. D. 19 96



ALICE T. PARZEK
My Commission CC434016
Expires Feb 08, 1999

Notary Public

Inst # 1996-30874