

(Name) Joe R. Keel
570 Hwy 5
(Address) Wilsonville AL 35186

This instrument was prepared by

(Name) Mike T. Atchison
(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 FORTY ONE THOUSAND AND NO/100-----DOLLARS

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

Johnny O. McBee, a single man,
Selena D. McBee, a single woman,
(herein referred to as grantors) do grant, bargain, sell and convey unto
Joe R. Keel and wife, Alice M. Keel,

(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 4 of Weaver's Survey as recorded in Map Book 9, Page 153, in the Judge of Probate Office, Shelby County, Alabama, being more particularly described as follows:
Commence from the SE corner of the SE 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 1 East; thence run Northerly along the East line thereof 258.03 feet to the point of beginning; thence continue along the last described course 304.62 feet; thence 90 degrees 55 minutes 22 seconds left run 537.43 feet to the Easterly right of way of Shelby County Highway #5; thence 88 degrees 52 minutes 05 seconds left to chord run Southerly along said right of way a chord distance of 284.45 feet; thence 88 degrees 59 minutes 02 seconds left from chord run Easterly 538.53 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated September 9, 1996.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$38,950.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1996-30876

09/18/1996-30876
02:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.00

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 hands and seals, this 17th day of September, 1996.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Johnny O. McBee (Seal)
Selena D. McBee (Seal)
Selena D. McBee (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnny O. McBee and Selena D. McBee 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 17th day of September A. D. 1996

My Commission Expires: 10/16/96

1996-30876