

Prepared without benefit of current survey. Attorney makes no certification as to legal description.

Send Tax Notice To:
John Patterson and wife,
Sue Patterson

This instrument was prepared by:
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Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1997-01249

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Forty Thousand Dollars and 00/100 (\$140,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Kenneth T. Keller, an unmarried man and Francis E. Keller, a married man** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **John Patterson and wife, Sue Patterson**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. General and special taxes or assessments for 1997 and subsequent years, which are not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, page 141; Deed Book 109, page 139 and Deed Book 167, page 111 in Probate Office.
4. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 49, page 278 and Deed Book 72 page 517 in Probate Office.
5. Lease to Postal Telegraph Cable as set out in Deed Book 80, page 34 in Probate Office.
6. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: The above property does not constitute the homestead of the grantors

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11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NC9 154.50

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from 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 hand(s) and seal, this 8th day of January, 1997.

WITNESS:


Kenneth T. Keller


Francis E. Keller

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth T. Keller and Francis E. Keller 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 date the same bears date.

Given under my hand and official seal, this the 8th day of January, 1997.

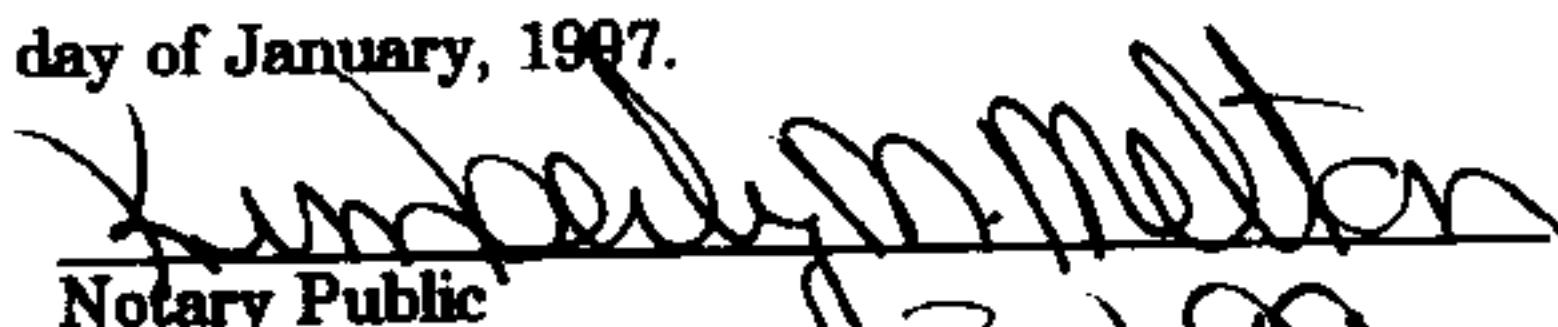

Notary Public
My commission expires: 3-1-99

EXHIBIT A

A parcel of land situated in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 2 West; being more particularly described as follows: Commence at the NE corner of the SE 1/4 of Section 33, Township 21 South, Range 2 West; run thence in a Westerly direction along the center line of Section 33 for a distance of 2,460.44 feet to the point of beginning; from the point of beginning thus obtained; thence continue along last described course for a distance of 757.13 feet to a point on the Northeasterly right of way line U. S. Highway No. 31; thence turn an angle to the left of 106 deg. 00 min. 48 sec. and run in a Southeasterly direction along the Northeasterly right of way line of U. S. Highway No. 31 for a distance of 682.46 feet; thence turn an angle to the left of 73 deg. 44 min. 33 sec. and run in an Easterly direction for a distance of 568.87 feet; thence turn an angle to the left of 90 deg. 14 min. 39 sec. and run in a Northerly direction for a distance of 658.40 feet to the point of beginning; being situated in Shelby County, Alabama.

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