

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred and no/100----- DOLLARS

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

Annie Mae Hardy, unmarried

herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Deborah A. Hardy Keith and Terry W. 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 Northwest corner of the N $\frac{1}{2}$ of the NW $\frac{1}{2}$ of Section 1, Township 19 South, Range 2 East; thence run Southerly and along the West line for a distance of 1329.60 feet; thence turn 88 deg. 51 min. 14 sec. to the left for a distance of 488.80 feet to a point on the Northerly right-of-way of a County Paved Road; thence turn 5 deg. 18 min. 46 sec. to the left and along said right-of-way for a distance of 66.28 feet to the point of beginning; thence continue along same line for a distance of 155.0 feet; thence turn 90 deg. 00 min. to the left for a distance of 140.0 feet; thence turn 90 deg. 00 min. to the left for a distance of 155.0 feet; thence turn 90 deg. 00 min. to the left for a distance of 140.0 feet to the point of beginning.

Grantor warrants that Nash Hardy is deceased, having died August, 1995.

Grantee's address:

✓ 488 Dates Lane
Alpine, Alabama 35014

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hands(s) and seal(s), this 19th day of March, 19 97.

WITNESS:

(Seal)

Annie Mae Hardy
Annie Mae Hardy (Seal)

(Seal)

(Seal)

(Seal)

Inst # 1997-08542 (Seal)

STATE OF ALABAMA

Shelby COUNTY

I, _____, the undersigned authority _____, a Notary Public in and for said County, in said State,

hereby certify that Annie Mae Hardy, unmarried

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March A. D., 19 97.