

This instrument was prepared by

Send Tax Notice To: DAVID R. MUGG

(Name) GENE W. GRAY, JR.

name

70 LECROY LANE

address

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

PELHAM, ALABAMA 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY TWO THOUSAND AND NO/100-----
----- DOLLARS (\$152,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
RICHARD L. KEITH AND WIFE, D. KAY KEITH

(herein referred to as grantors) do grant, bargain, sell and convey unto DAVID R. MUGG AND WIFE, MARGARET M. MUGG

(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 18, BLOCK 4 ACCORDING TO THE SURVEY OF INDIAN WOOD FOREST, THIRD SECTOR,
AS RECORDED IN MAP BOOK 7, PAGE 104 IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA. MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1997 AND THEREAFTER.

BUILDING SET BACK LINE AND EASEMENTS AS SHOWN ON RECORD MAP.

EASEMENT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL IN DEED BOOK 319, PAGE
43.

RIGHT OF WAY TO ALABAMA POWER COMPANY IN DEED BOOK 101, PAGE 536 AND DEED
BOOK 175, PAGE 274.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,
INCLUDING RIGHTS SET OUT IN REAL 39, PAGE 143.

\$115,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

04/09/1997-11036
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 45.50

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 grantors
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 7th
day of April, 19 97.

(Seal)

RICHARD L. KEITH

(Seal)

(Seal)

D. KAY KEITH

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
RICHARD L. KEITH AND WIFE, D. KAY KEITH
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 7th day of April, A.D., 19 97

GENE W. GRAY, JR.

Notary Public