

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Diane Kay Arnold
2809 Bridlewood Terrace
Helena, AL 35080

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$132,500.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **DOUGLAS W. KEENE, and wife, RUTH F. KEENE and GEORGE H. FLORES, a married man,** (herein referred to as Grantors) do grant, bargain, sell and convey unto **DIANE KAY ARNOLD AND SCOTT A. ARNOLD,** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

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Lot 5, according to the Survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$125,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneous herewith.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 1-10-3 of the Code of Alabama, as amended.

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 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 my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 19th day of June, 1997.

Douglas W. Keene
DOUGLAS W. KEENE

GEORGE H. FLORES

Ruth F. Keene
RUTH F. KEENE

IN FACT, Ruth F. Keene
GEORGE H. FLORES, by his Attorney in Fact,
Ruth F. Keene

Ruth F. Keene
Ruth F. Keene, Individually

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **DOUGLAS W. KEENE AND WIFE, RUTH F. KEENE, AND RUTH F. KEENE as Attorney in Fact, GEORGE H. FLORES, an unmarried man** 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 this instrument, executed the same voluntarily, individually and acting within the scope and power of said power of attorney, in her capacity as Attorney-in-Fact for GEORGE H. FLORES on the day the same bears date.

Given under my hand and official seal, this the 19th day of June, 1997.

[Signature]
Notary Public

My Commission Expires: 11/20/2000

Inst # 1997-19553

06/28/1997-19553
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB