

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

Michael S. DePriest
194 Indian Forest Road
Indian Springs, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fifty Nine Thousand and no/100 Dollars (\$259,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

ALAN C. KEITH AND WIFE, SHERI B. KEITH

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

MICHAEL S. DEPRIEST AND AMY B. DEPRIEST

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description attached hereto and made a part hereof as if fully set out herein.

Subject to all easements, restrictions, and rights-of-way of record.

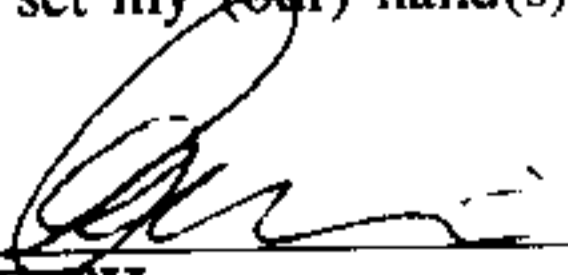
Subject to ad valorem taxes for the current year and thereafter.

\$233,100.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD, the same unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this 16th day of June, 1997.



ALAN C. KEITH



SHERI B. KEITH

06/24/1997-19643
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 39.50

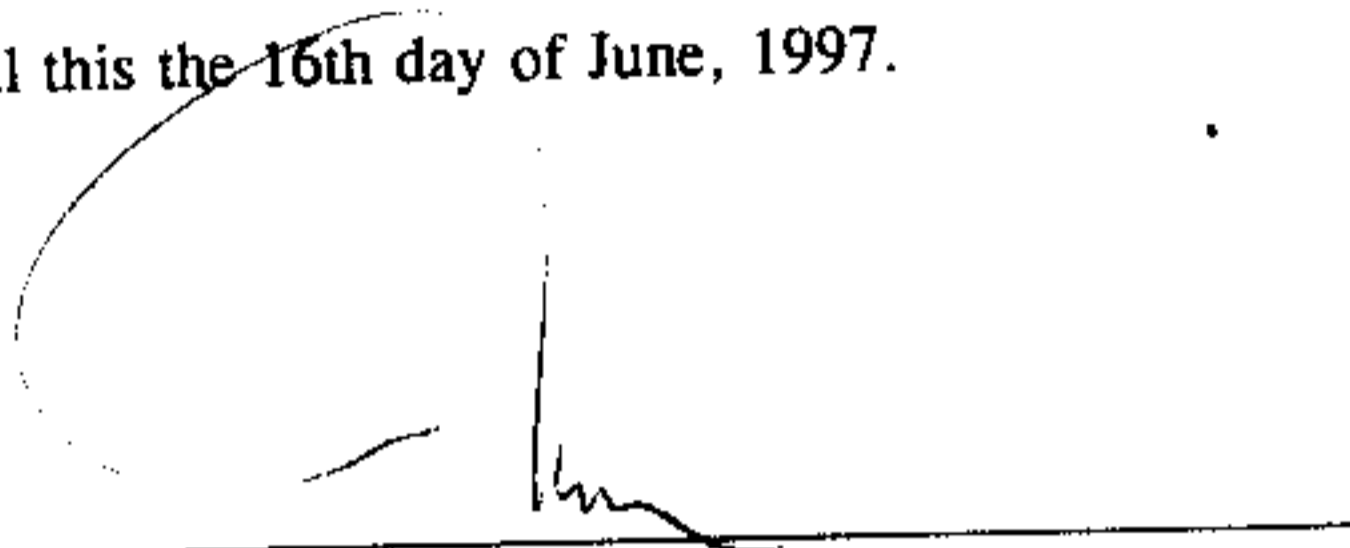
Inst # 1997-19643

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Alan C. Keith and wife, Sheri B. Keith**, 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 day the same bears date.

Given under my hand and seal this the 16th day of June, 1997.



Notary Public

MY COMMISSION EXPIRES: 2/23/00

Legal Description

State of Alabama
Shelby County

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 29, Township 19 South, Range 2 West, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast Corner of said quarter-quarter section; thence in a southerly direction, along and with the East Line of said quarter-quarter section 215.46 feet to a point; thence with a deflection of $85^{\circ}15'07''$ right, leaving said East Line, 155.04 feet to a point; thence with a deflection of $51^{\circ}17'38''$ right, 304.26 feet to a point; thence with a deflection of $128^{\circ}07'55''$ right, 56.27 feet to a point; thence with a deflection of $83^{\circ}24'00''$ right 9.00 feet to a point on the North line of said quarter-quarter section; thence with a deflection of $90^{\circ}00'00''$ right, along and with said North Line, 307.63 feet to the point of beginning, forming a closing interior angle of $91^{\circ}16'40''$.

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