

SEND TAX NOTICE TO:

(Name) David Keith

(Address) 2627 Crestwood Blvd
B'ham, AL 35210

This instrument was prepared by

(Name) William H. Halbrooks

704 Independence Plaza

(Address) Birmingham, Alabama 35209

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-Three Thousand, Eight Hundred and no/100---(\$73,800.00) Dollars

to the undersigned grantor, PW Development Partners, L.L.C., a limited liability company ~~corporation~~, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

David Keith and Rebecca M. 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:

Lot 36 and Lot 37, according to the map and survey of Meadow Brook Cluster Homes, 2nd Sector, as recorded in Map Book 22, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. The lien of Ad Valorem taxes for the year 1998 are a lien but neither due nor payable until October 1, 1998.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 66, Page 34; Volume 32, Page 48 and Volume 28, Page 581.
3. Covenants and restrictions as recorded in Volume 23, Page 621; Volume 121, Page 931 and in Volume 216, Page 538.
4. Right of Way to Alabama Power Company as recorded in Volume 75, Page 649 and in Volume 171, Page 714.
5. Building lines, easements, rights of way, greenbelt buffer, restrictions and conditions as recorded in Map Book 22, Page 110.

10/30/1997-35410
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~managing member~~, managing member, Michael D. Green who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of October 19 97.

ATTEST:

PW Development Partners, L.L.C.

By Michael D. Green, its
managing member

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned
State, hereby certify that Michael D. Green

whose name as managing member ~~managing member~~ of PW Development Partners, L.L.C., a ** a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said ~~corporation~~ **

**limited liability company

Given under my hand and official seal, this the 16th

day of October

19 97

William H. Halbrooks

Notary Public