

This Instrument Was Prepared By:  
**Dickerson & Morse, P. C.**  
1920 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
**Harry L. Keen**  
103 Royal Place  
Pelham, Alabama 35124

Inst # 1998-24150

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**CORPORATION WARRANTY DEED, JOINTLY**  
**FOR LIFE WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Two Hundred Twenty Two Thousand Five Hundred and 00/100 Dollars (\$222,500.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **H. Walker & Associates, Inc.**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Harry L. Keen and wife, Marie H. Keen** (hereinafter 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, together with every contingent remainder and right of reversion, the following described real estate situated in the County of **Shelby** and State of **Alabama**, to-wit:

Lot 2, according to the Survey of Royal Oaks, Sixth sector, as recorded in Map Book 18, page 117 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Note: \$178,000.00 of the above purchase price is in the form of a mortgage in favor of Liberty Mortgage Corporation, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

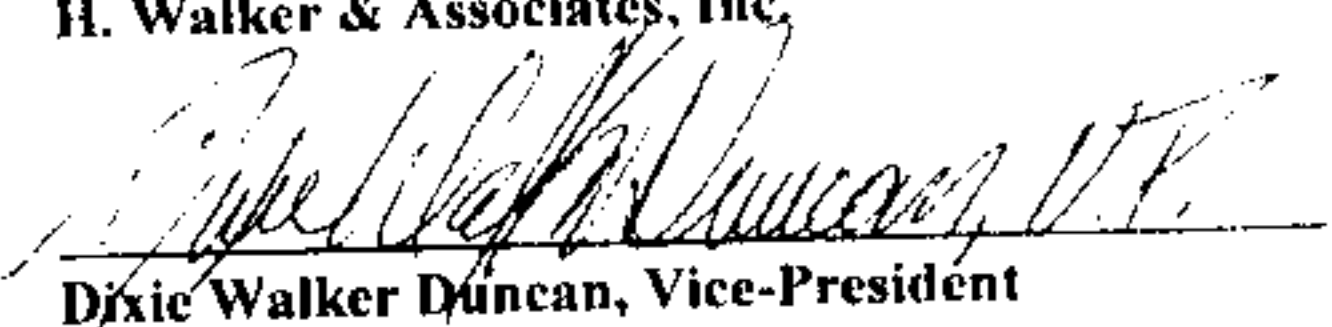
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, **H. Walker & Associates, Inc.** has hereunto set its signature by **Dixie Walker Duncan** its Vice-President on this the 19th day of **June, 1998**.


**H. Walker & Associates, Inc.**

  
**Dixie Walker Duncan, Vice-President**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Dixie Walker Duncan** as Vice-President of **H. Walker & Associates, Inc.**, 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 as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 19th day of **June, 1998**.

  
**G. Wray Morse, Notary Public**

My Commission Expires: 9/10/2000

Inst # 1998-24150

06/29/1998-24150  
01:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 53.00