

This instrument was prepared by:

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:
273 Clarecastle Lane
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) and exchange of easement of like kind and value to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Herman Bryant Justice and Katherine M. Justice, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto David P. Keen and Sandra D. Keen (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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

An easement for ingress and egress over and across the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 5, Township 19 South, Range 2 East, the boundaries of said easement being described as follows:

Begin at the Northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 5, Township 19 South, Range 2 East, and run South along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 60 feet; then turn left and run northeasterly to a point on the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section which is 60 feet east of the point of beginning; then turn left and run west a distance of 60 feet to the point of beginning.

TO HAVE AND TO HOLD to the said 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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless

11/09/2001-48783
01:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 14.50

Inst # 2001-48783

otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27TH day of OCTOBER, 2001.

Herman Bryant Justice
Herman Bryant Justice

Katherine M. Justice
Katherine M. Justice

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herman Bryant Justice and Katherine M. Justice, 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 official seal this 27th day of October, 2001.

William R. Justice
Notary Public

Inst # 2001-48783

11/09/2001-48783
01:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 14.50