

This instrument was prepared by:

Grantees' address:
46639 Hwy 25
Vincent, AL 35178

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

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 David P. Keen and Sandra D. Keen, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Herman Bryant Justice and Katherine M. Justice (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 SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 32, Township 18 South, Range 2 East, the boundaries of said easement being described as follows:

Begin at the Southeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 32, Township 18 South, Range 2 East, and run North along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 60 feet; then turn left and run southwesterly to a point on the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section which is 60 feet west of the point of beginning; then turn left and run east 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

11/14/2001-49285
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 14.50

Inst # 2001-49285

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 6th day of November, 2001.


David P. Keen

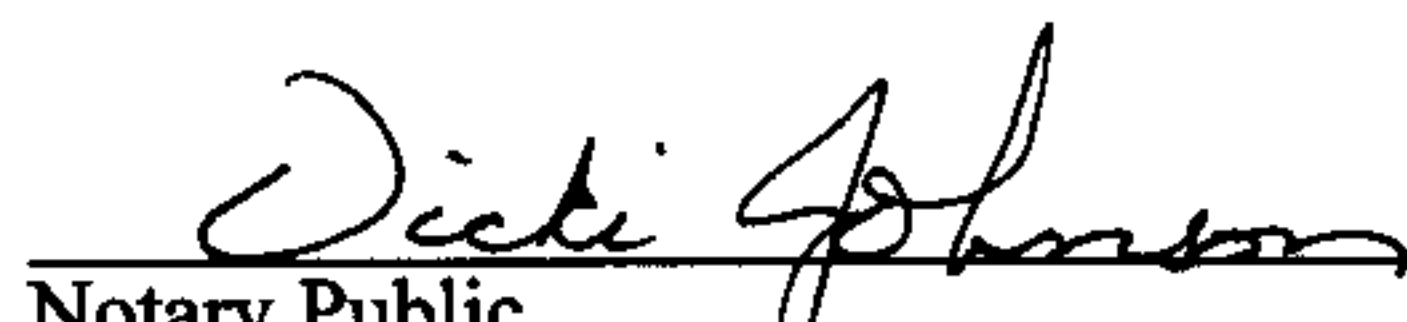

Sandra D. Keen

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David P. Keen and Sandra D. Keen, 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 6th day of November, 2001.


Notary Public

Inst # 2001-49285

11/14/2001-49285
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 14.50