

Thomas L. Kelly
1610 4th Ave. North
Bessemer, Alabama 35020

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales price:\$85,000.00

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Marilyn Janet Brown, a single woman, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto John M. Kee and Leah M. Kee, husband and wife, (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 13, Block 2, according to the Survey of Meadowgreen, as recorded in Map Book 6, Page 59, in the Probate Office of Shelby County, Alabama.

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

Send Tax Notice to:
John M. Kee
114 Meadowgreen Drive
Montevallo, AL 35115

\$83,686.00 was paid from a first mortgage recorded herewith.

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

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Inst # 2002-13210

right of reversion.

And said GRANTOR does for herself, her successors and assigns covenants 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 otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs 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, I has hereunto set my hand and seal on this the 14th day of MARCH, 2002.

Marilyn Janet Brown
By Faye Tillison Atty
 Marilyn Janet Brown
 By her attorney-in-fact,
 Faye Tillison

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Faye Tillison, whose name as attorney-in-fact for Marilyn Janet Brown, a single woman, 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 officer and with full authority, executed the same voluntarily for and as the act of said Marilyn Janet Brown, in her capacity as her said attorney-in-fact.

Given under my hand and official seal this the 14th day of MARCH, 2002.

Shoms (Cue) S
 Notary Public

My Commission Expires:
10-06-02

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