

This instrument was prepared by

Send Tax Notice To: Doris B. Hatch
name
4817 Bridgewater Road
address
Birmingham, Alabama 35243

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-One Thousand and no/100-----(\$121,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James B. Keller, Jr. and wife, Patricia A. Keller

(herein referred to as grantors) do grant, bargain, sell and convey unto
Doris B. Hatch and Royal Hatch, Jr.

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
County, Alabama to-wit:

Lot 14, in Block 3, according to the Survey of Cedar Bend Phase 2, as recorded
in Map Book 20, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 90,750.00 of the purchase price recited above
was paid from a mortgage loan closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, we have hereunto set our hand(s) and seal(s), this 11th
day of April, 19 2003.

____ (Seal)
____ (Seal)
____ (Seal)

James B. Keller, Jr. (Seal)
Patricia A. Keller (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
James B. Keller, Jr. and Patricia A. Keller
whose name(s) 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 11th day of April A.D., 19 2003

William H. Halbrooks

Notary Public