

This instrument was prepared by:

Grantees' address:
106 South Hills Drive
Wilsonville, AL 35186

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 Hundred Thirty-seven Thousand Five Hundred and no/100 DOLLARS (\$137,500.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Billy Thomas, a married man, d/b/a Billy Thomas Building & Remodeling (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Freeman Keef and Kimberly Dawn Thomas (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:

Lot 21, according to the survey of Southhills Subdivision, as recorded in Map Book 22, Page 72, in the Probate Office of Shelby County, Alabama

Subject to set back lines and easements as shown on recorded map; restrictions as recorded in Deed Book 199, Page 504, in the Probate Office of Shelby County, Alabama, and as shown on recorded map; and right of way for Spearman Street.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.


\$110,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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 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 9th day of December, 2003.

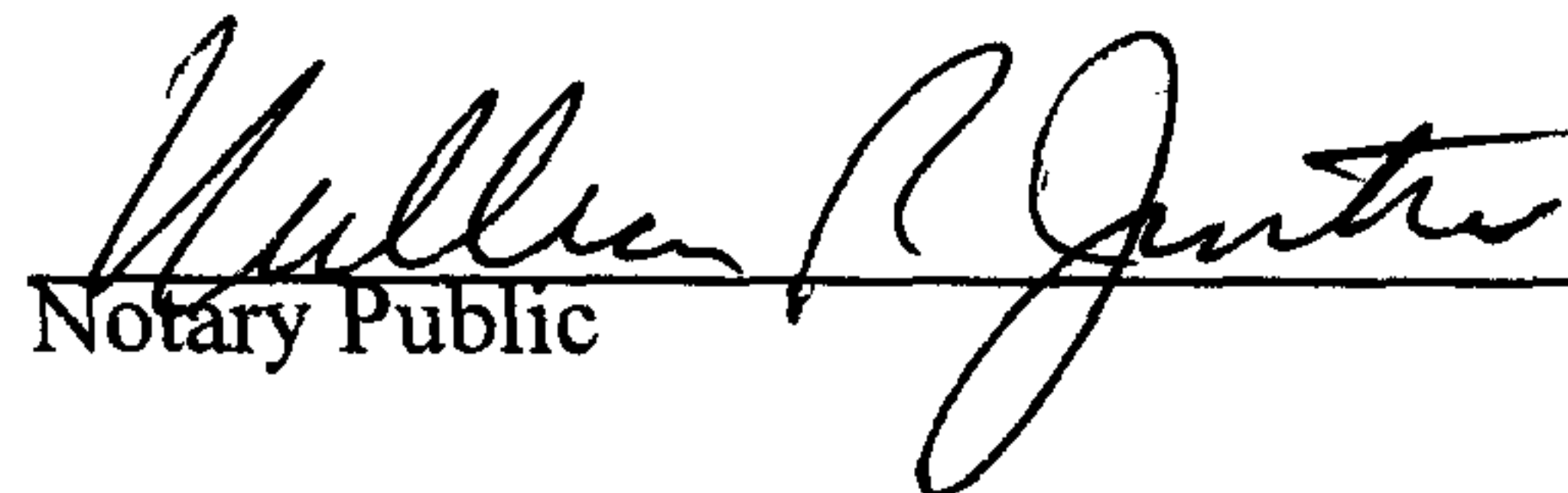

Billy Thomas d/b/a Billy Thomas Building &
Remodeling

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Thomas, married, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December, 2003.


Notary Public

