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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DAVID C. OAKES  
200 PINE HILL DRIVE  
COLUMBIANA, AL 35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of SEVENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$77,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOE R. KEEL and ALICE M. KEEL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID C. OAKES and KATHY OAKES, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A"

\* KATHY OAKES AND KATHY C. OAKES ARE ONE IN THE SAME PERSON.  
SUBJECT TO:

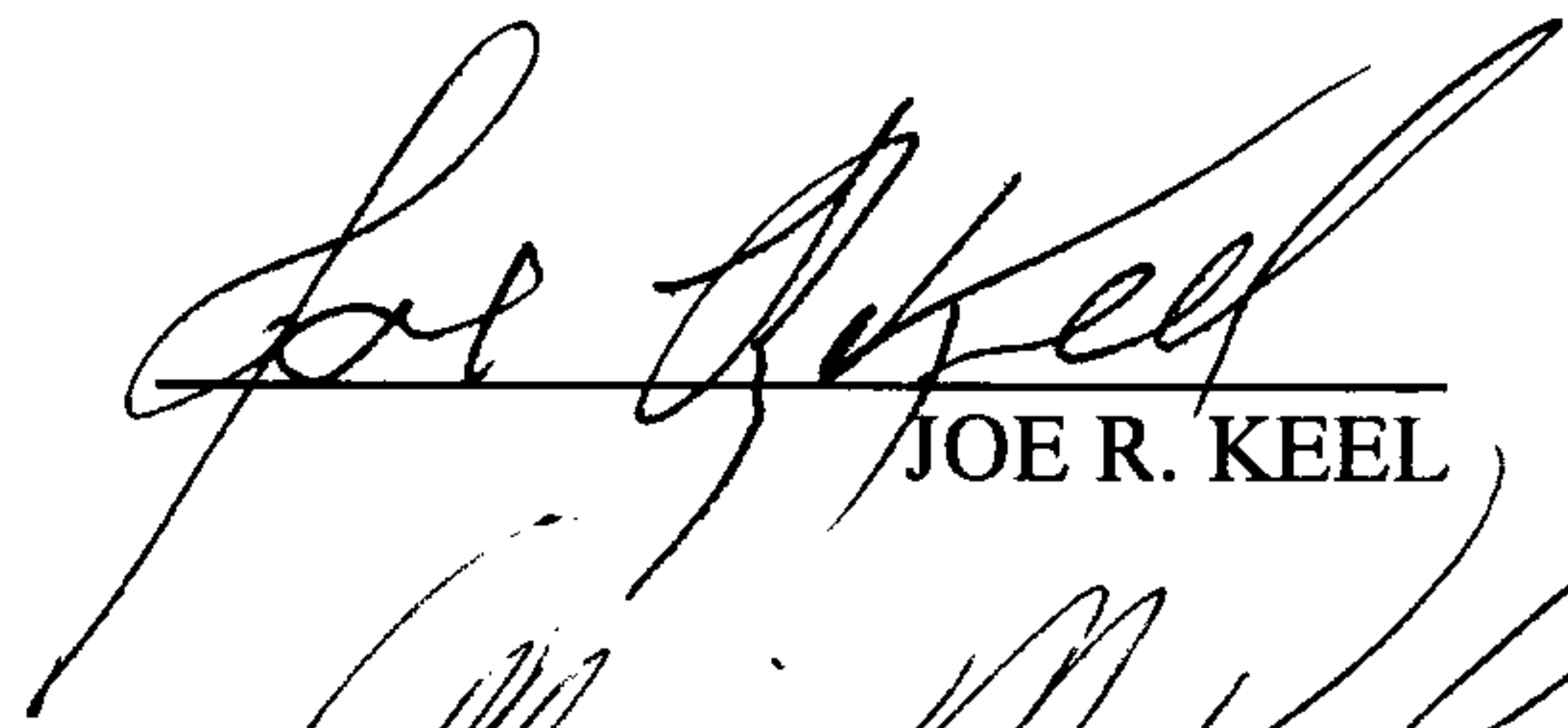
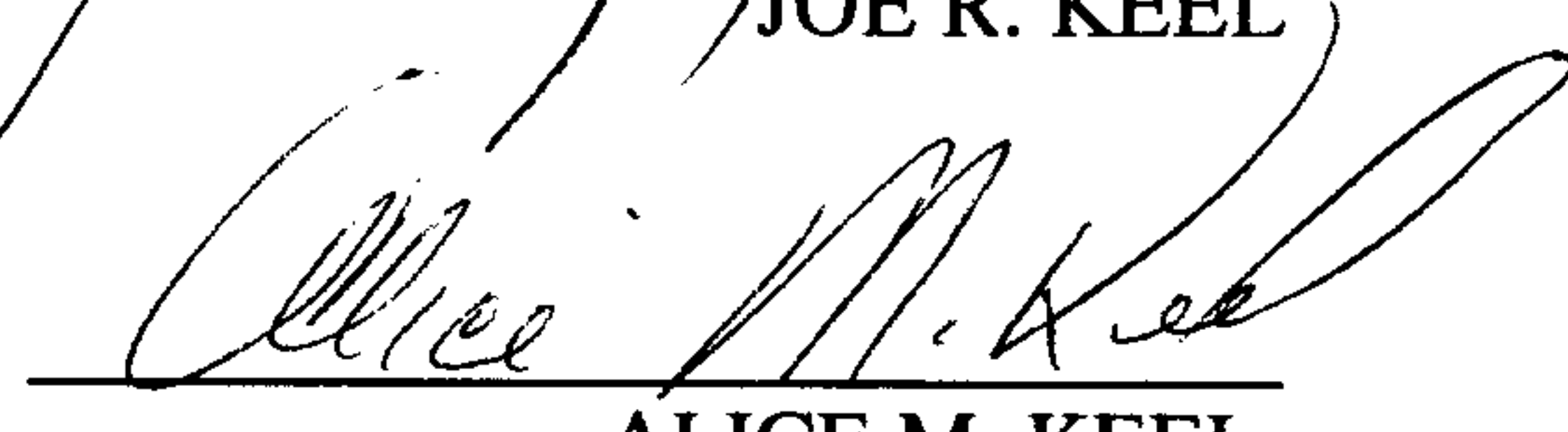
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT #1997-26283 AND INSTRUMENT #1999-44329 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. (PARCEL I)
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT #1999-44329 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. (PARCEL II & III)
4. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN VOLUME 224, PAGE 838 AND VOLUME 335, PAGE 465, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. (PARCEL III)
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT #1997-26283 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. (PARCEL II)

\$63,000.00 of the consideration herein was derived from a mortgage 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JOE R. KEEL and ALICE M. KEEL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 11th day of February, 2004.

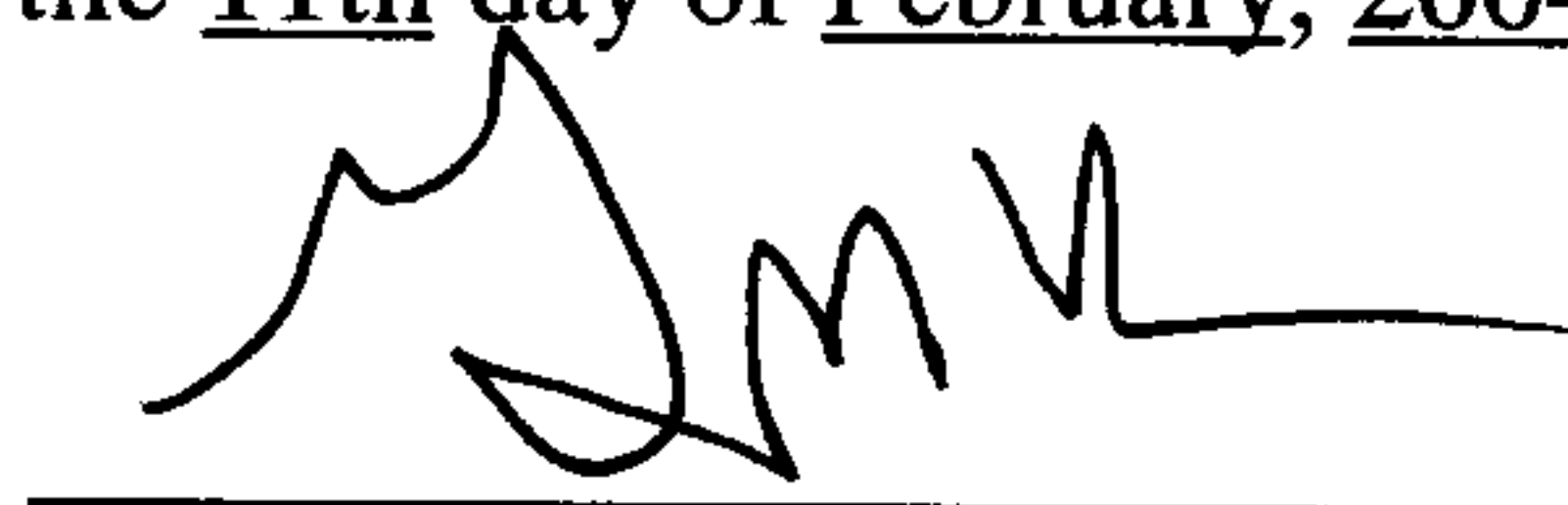
  
JOE R. KEEL  
  
ALICE M. KEEL

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOE R. KEEL and ALICE M. KEEL, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of February, 2004.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.06

## EXHIBIT "A"

## PARCEL I:

Lot 4 of Weaver's Survey as recorded in Map Book 9, Page 153, in the Judge of Probate Office, Shelby County, Alabama, less & except that part of Lot 4 being more particularly described as follows: Commence from the SE corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 17, Township 21, Range 1 East; thence run northerly along the East line thereof for 258.03 feet; thence  $88^{\circ}46'29''$  left run westerly 340.07 feet to the point of beginning; thence continue last described course for 195.83 feet to the Easterly right-of-way of Shelby County Highway #5 and a curve concaved Northeasterly (having a radius of 1629.67 feet and a central angle of  $6^{\circ}50'56''$ ); thence  $87^{\circ}24'59''$  right to chord of said curve run Northerly along said curve and right-of-way a chord distance of 194.69 feet; thence  $76^{\circ}17'04''$  right from said chord run northeasterly 203.34 feet; thence  $104^{\circ}09'04''$  right run southerly 251.74 feet to the point of beginning.

All situated in Shelby County, Alabama.

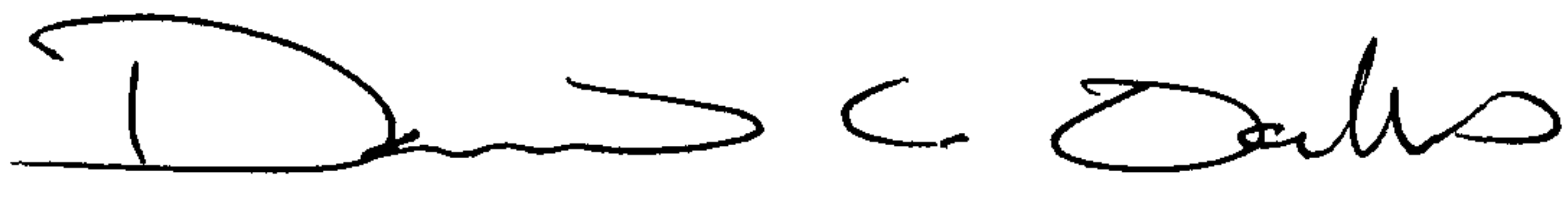
## PARCEL II:

Begin at the SW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 21 South, Range 1 East; thence run Northerly along the West line thereof for 258.03 feet; thence  $82^{\circ}53'45''$  right run easterly for 655.03 feet; thence  $52^{\circ}53'45''$  left run Northerly for 294.00 feet; thence  $89^{\circ}52'27''$  left run West for 650.00 feet; thence  $89^{\circ}52'27''$  right run Northerly for 190.53 feet; thence  $89^{\circ}54'35''$  right run Easterly for 1322.52 feet to the East line of said  $\frac{1}{4}$  Section; thence  $89^{\circ}53'15''$  right run Southerly for 825.00 feet to the SE corner of said  $\frac{1}{4}$  Section; thence  $90^{\circ}06'45''$  right run Westerly along the South line of said  $\frac{1}{4}$  for 1325.44 feet to the point of beginning; being situated in Shelby, County, Alabama.

## PARCEL III:

A 30 foot strip, the North side being more particularly described as follows:

Begin at a point 30 feet East of the SW corner along the South line of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 21 South, Range 1 East; thence run West 30.00 feet; thence  $1^{\circ}05'44''$  right run Westerly 523.62 feet to the Easterly right of way of Shelby County Highway 5 and the point of ending. Situated in Shelby County, Alabama.

 2/11/04  
Randy C. Dakes 2/11/04