

Document Prepared By:
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4 Office Park Circle, Suite 201
Birmingham, Alabama 352223

Send Tax Notice To:
Adam Keith
121 King James Court
Alabaster, Alabama 35007

GENERAL WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF **One Hundred Twenty-Four Thousand and no/100 Dollars (\$124,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,

Douglas Epperson and Theresa Epperson, husband and wife

(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto

Adam Keith and Kelli Keith

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **Shelby County, Alabama** to wit:

Lot 33, according to the Survey of Spring Gate Sector One Phase Two, as recorded in Map Book 18, Page 148, in the Probate Office of Shelby, County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.


\$117,800.00 of the above consideration above paid from the proceeds of purchase money mortgage closed herewith.

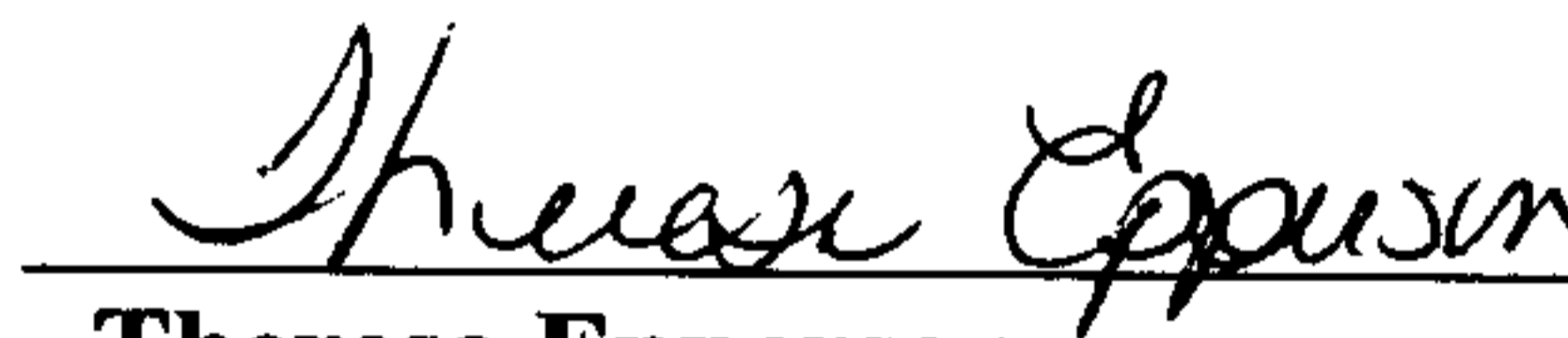
TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this **24th** day of **November, 2004**

GRANTOR(S)

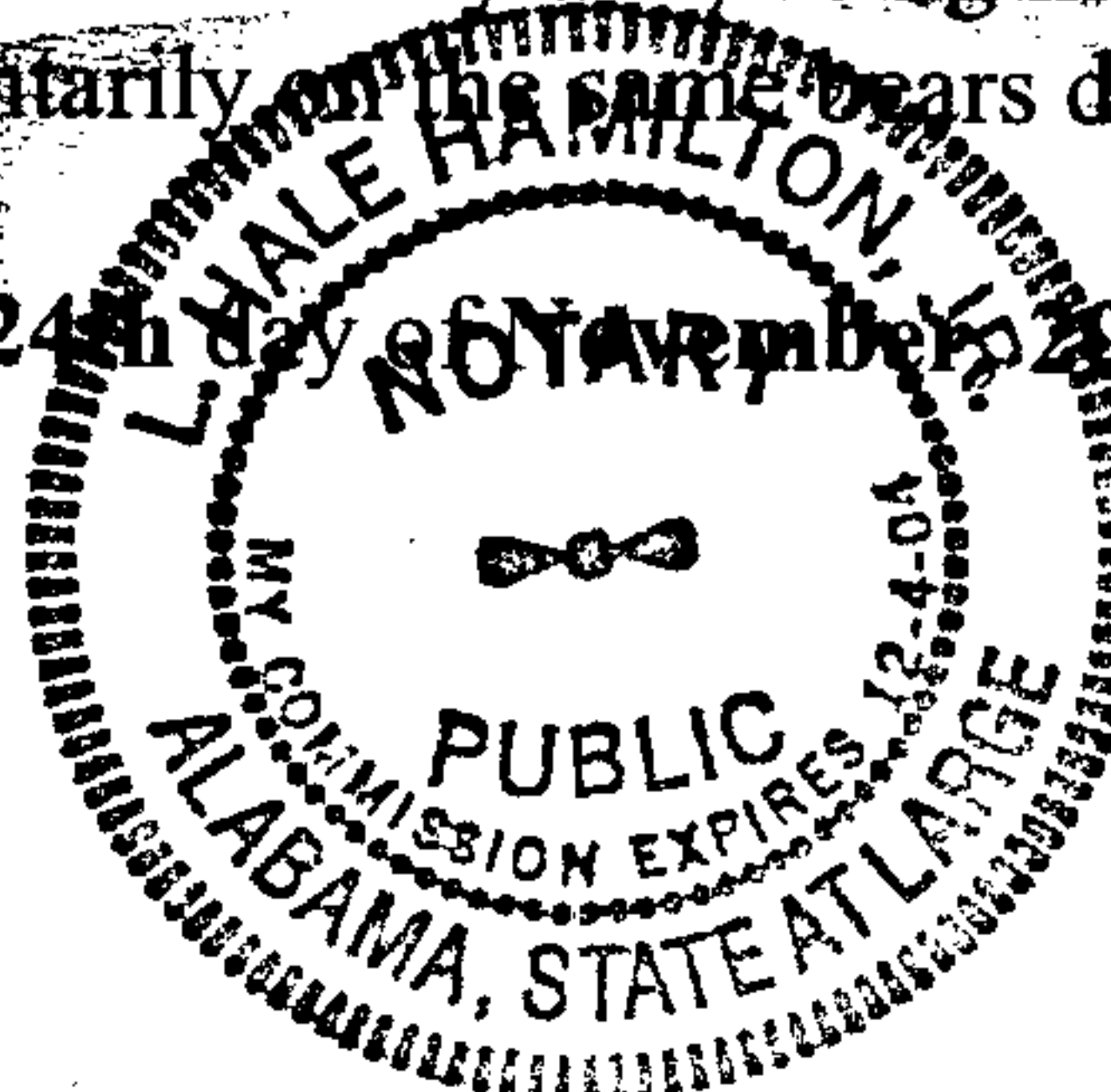
 (SEAL)
Douglas Epperson

 (SEAL)
Theresa Epperson

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned notary public in for and said State, hereby verify **Douglas Epperson and Theresa Epperson**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledge before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same date.

Given under my hand and seal this **24th** day of **November, 2004**




Notary Public

My commission expires: 12/4/04