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Shelby Cnty Judge of Probate, AL
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Document Prepared By:
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Two Riverchase Office Plaza, Ste 105
Birmingham, Alabama 35244

Send Tax Notice To:
KENNETH D. KELLER
111 Stratford Road
Montevalo, Alabama, 35115

GENERAL WARRANTY DEED (joint tenants with right of survivorship)

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **Eighty-Seven Thousand Nine Hundred and 00/100 (\$ 87,900.00)** to the undersigned **GRANTOR** (whether one or more), in hand paid by the **GRANTEE(S)** herein, the receipt of where is acknowledged, I or we,
SUZANNE ARCHER, an unmarried woman

(herein referred to as **GRANTOR(S)**), grant, sell, bargain and convey unto
KENNETH D. KELLER and SHEILA L. KELLER

(herein referred to as **GRANTEE(S)**) 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, situated in **SHELBY** County, Alabama to wit

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

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

\$ 87,900.00 of the above consideration paid from the proceeds of purchase money 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 **GRANTEE(S)**, 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 20th day of April, 2006.

GRANTOR(S)

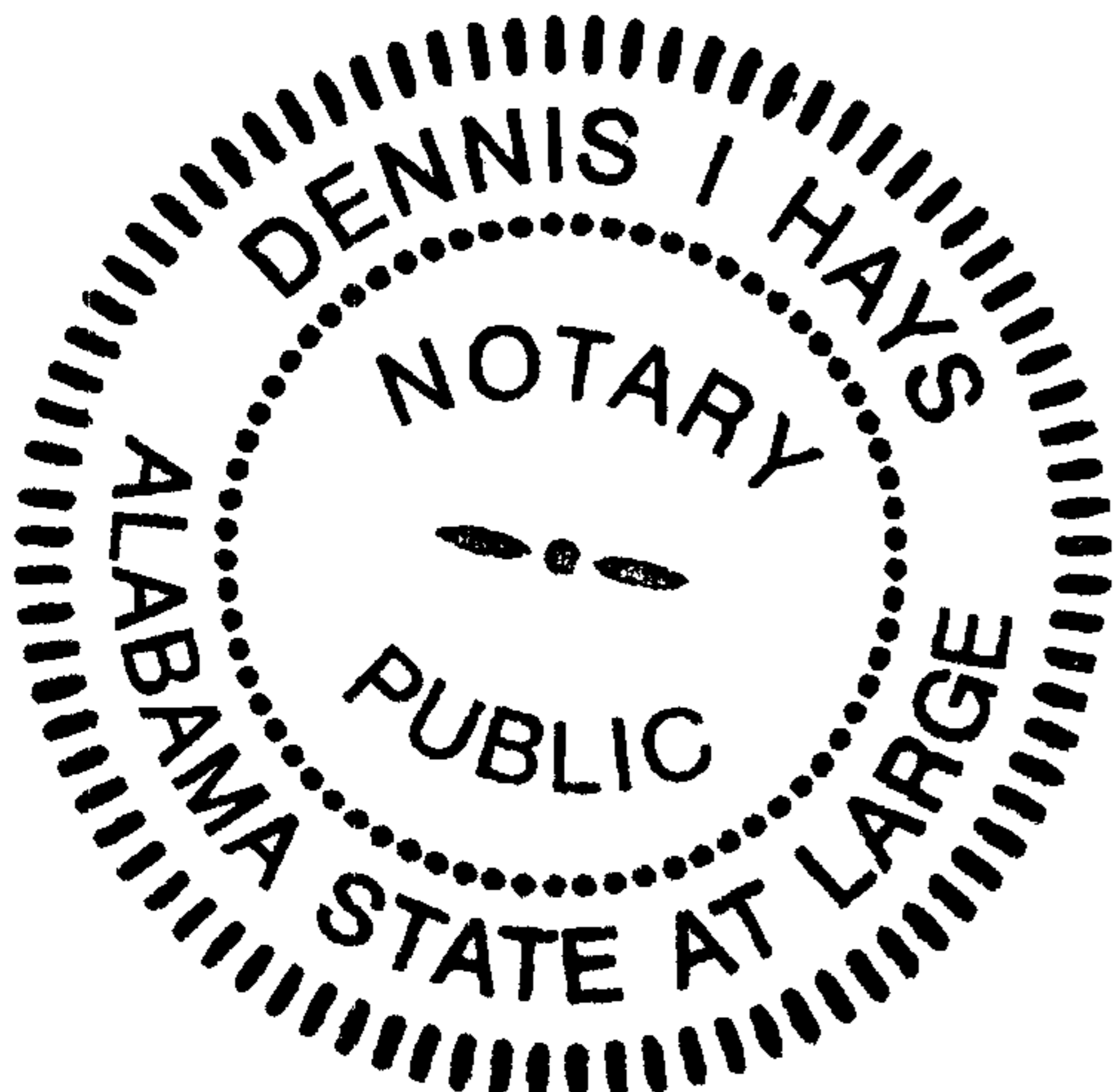
 (SEAL)
SUZANNE ARCHER

_____ (SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and seal this 20th day of April, 2006.





Notary Public
My commission expires: March 16, 2009

EXHIBIT "A"

Legal Description

Lot 4, according to the Survey of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Probate Office of Shelby County, Alabama.

ALSO:

A portion of the existing ten (10) foot easement which is situated and lies upon the West side of Lot 4, Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Probate Office of Shelby County, Alabama, more specifically, designated as follows:

Commence at the NW corner of said Lot 4 and proceed South 13 deg., 33min., 57 sec., East for a distance of 158.64 feet to a point; thence run South 48 deg., 14 min., 33 sec., East for a distance of 29.67 feet; thence proceed in a Northeast direction, and parallel to the Northernmost boundary of said ten (10) foot easement which runs upon the South side of said property for a distance of ten (10) feet; thence run Northwesterly along the Easternmost boundary of said easement to the Northernmost boundary of said Lot 4; thence run Westerly for a distance of ten (10) feet along the North boundary of said Lot 4 to the point of beginning.