

This instrument was prepared by:
Shelby County Abstract & Title Co., Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Freeman Keef
322 East Highway 25
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

20070111000016450 1/2 \$164.00
Shelby Cnty Judge of Probate, AL
01/11/2007 09:10:39AM FILED/CERT

SHELBY COUNTY

That in consideration of Three Hundred Thousand dollars and Zero cents (\$300,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Karen H. Thomas and husband, Willie M. Thomas, Jr. (herein referred to as grantors) do grant, bargain, sell and convey unto Freeman Keef and Kimberly Keef, husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.


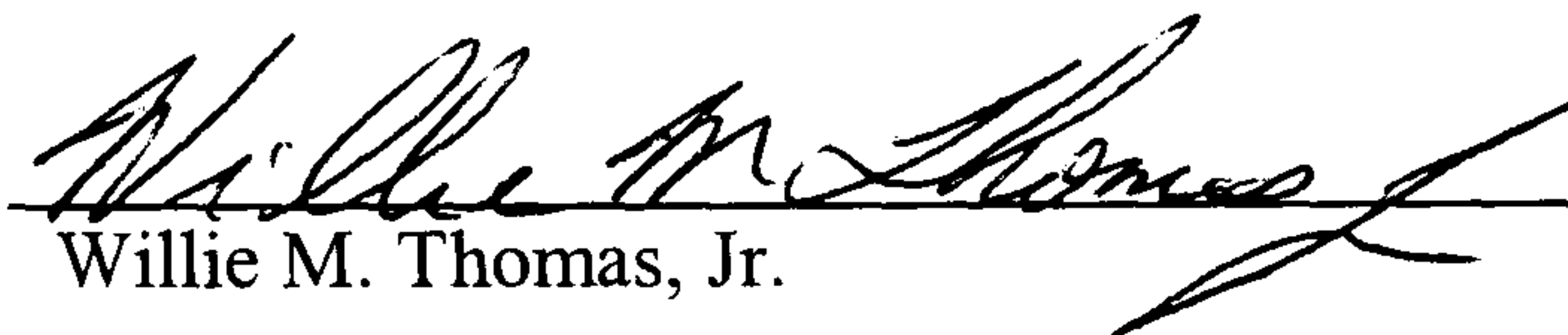
Subject to taxes for 2007 and subsequent years.

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.

(\$150,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of January, 2007.

_____ (Seal)		_____ (Seal)
	Karen H. Thomas	
_____ (Seal)		_____ (Seal)
	Willie M. Thomas, Jr.	
_____ (Seal)	_____	_____ (Seal)
		_____ (Seal)

STATE OF ALABAMA

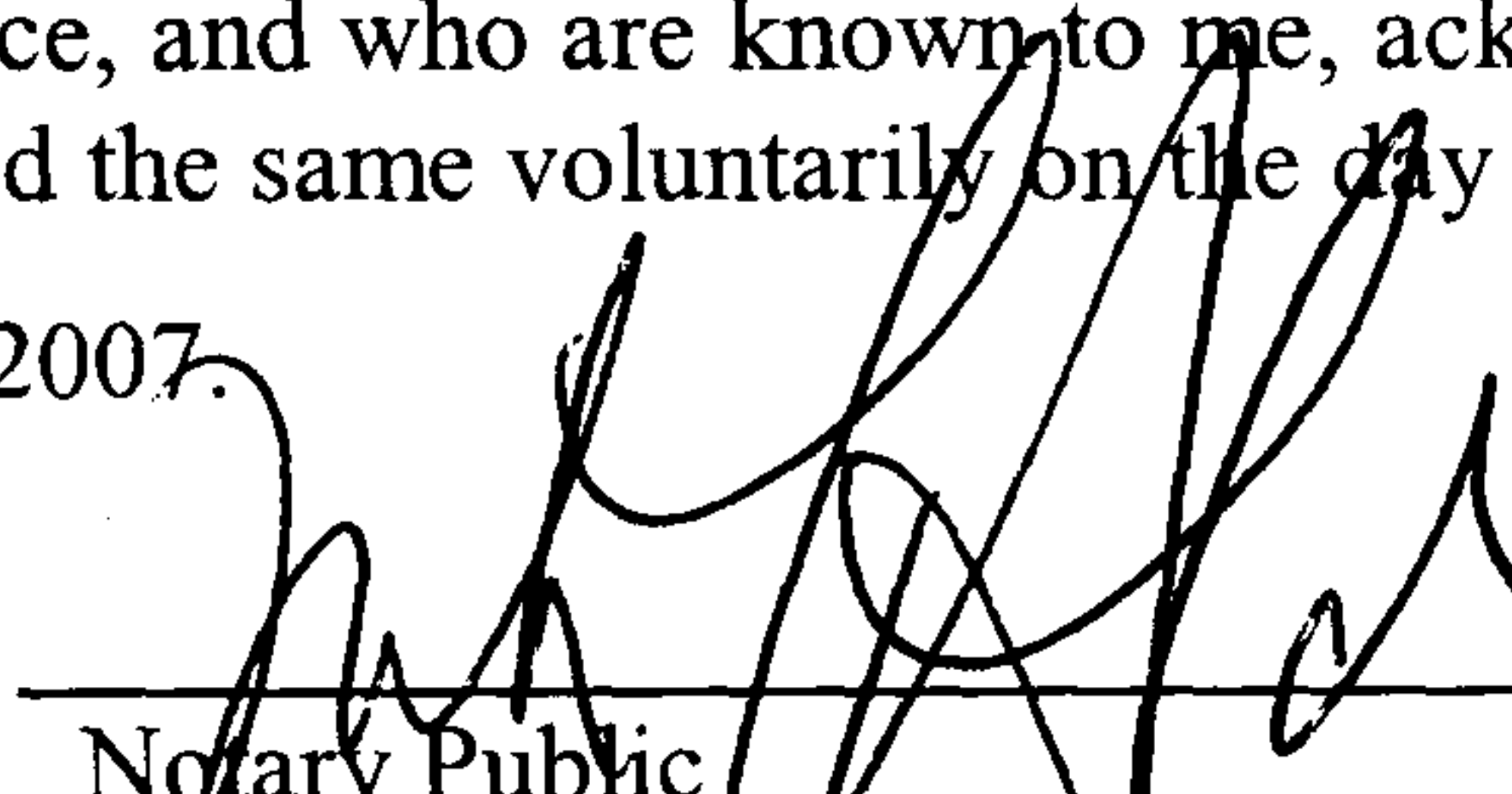
}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen H. Thomas and husband, Willie M. Thomas, Jr. whose names 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.

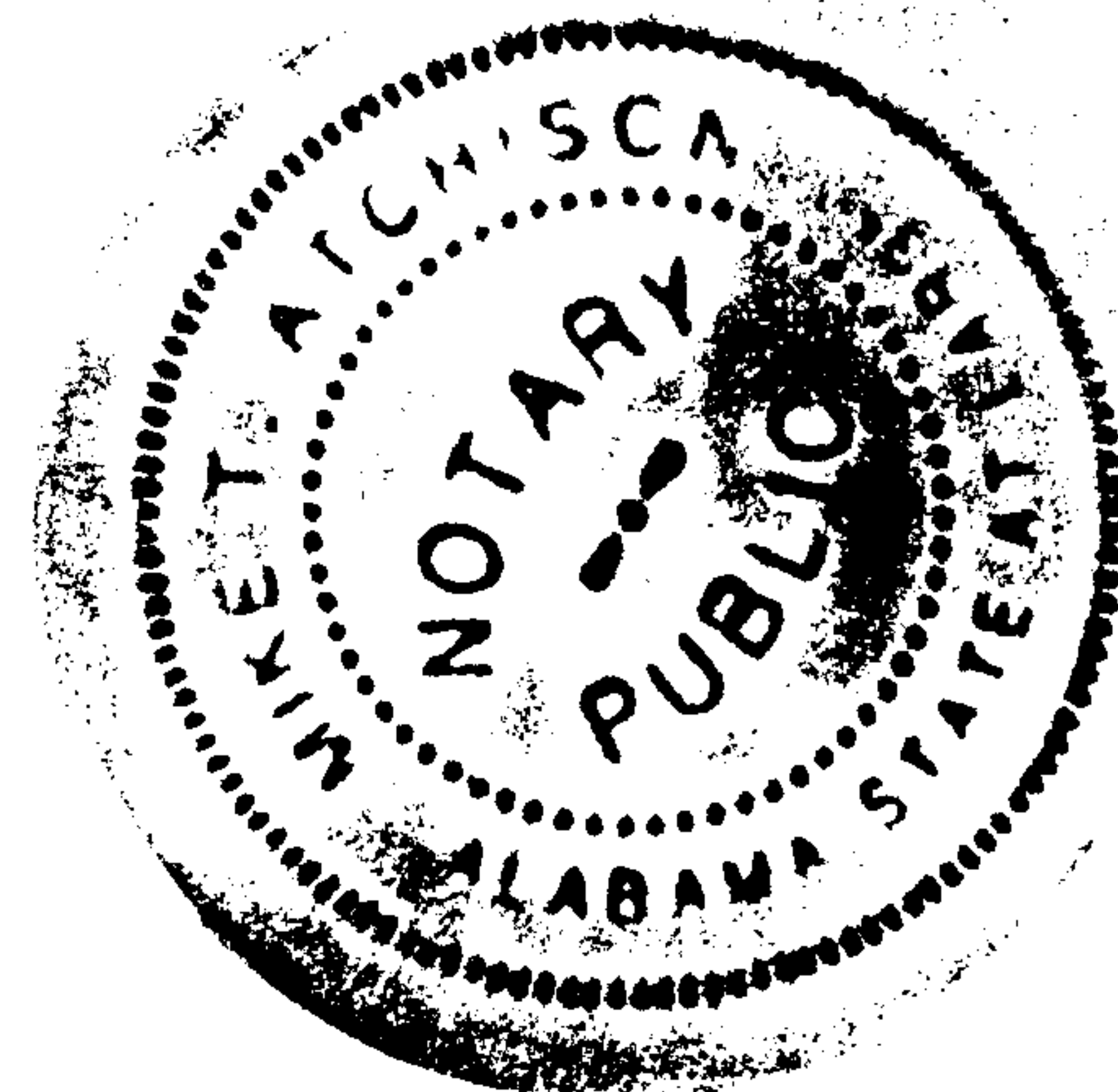
Given under my hand and official seal this 2nd day of January, 2007.



Notary Public
My Commission Expires: 10/16/08

Shelby County, AL 01/11/2007
State of Alabama

Deed Tax: \$150.00



Attest



20070111000016450 2/2 \$164.00
Shelby Cnty Judge of Probate, AL
01/11/2007 09:10:39AM FILED/CERT

EXHIBIT A

Commence at the Northwest corner of the NW 1/4 of the SE 1/4, Section 24, Township 21 South, Range 1 West; thence run South along the West line of said 1/4-1/4 section a distance of 390.14 feet to the point of beginning; thence turn an angle of 135 degrees 44 minutes 30 seconds to the left and run a distance of 379.54 feet; thence turn an angle of 75 degrees 35 minutes 56 seconds to the right and run a distance of 420.30 feet to the West right of way line of Alabama State Highway No. 25; thence turn an angle of 76 degrees 10 minutes 29 seconds to the right and run along said Hwy. R/W a distance of 290.85 feet; thence turn an angle of 71 degrees 26 minutes 05 seconds to the right and run a distance of 166.73 feet; thence turn an angle of 53 degrees 19 minutes to the right and run a distance of 148.36 feet; thence turn an angle of 30 degrees 02 minutes to the left and run a distance of 308.73 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4, Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.