

Deed: Keller to Keller
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B-10123-09

This Instrument was
Prepared by: Rebecca Lazenby
Brunson, McGill & Robinson, P. A.
Attorneys at Law
301 Broad Street
Gadsden, Alabama 35901

SEND TAX NOTICE TO:
Marlon L. Keller
280 Keller Drive
Vincent, Alabama 35178

THIS DEED IS BEING FILED WITH A MONEY PURCHASE MORTGAGE.

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of One Hundred Twelve Thousand Three Hundred Fifty Dollars and 00/100 (\$112,350.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is acknowledged, We, Marlon Lynell Keller and wife, April Keller (referred to as GRANTORS) do grant, bargain, sell and convey unto Marlon L. Keller and wife, April Keller, (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:


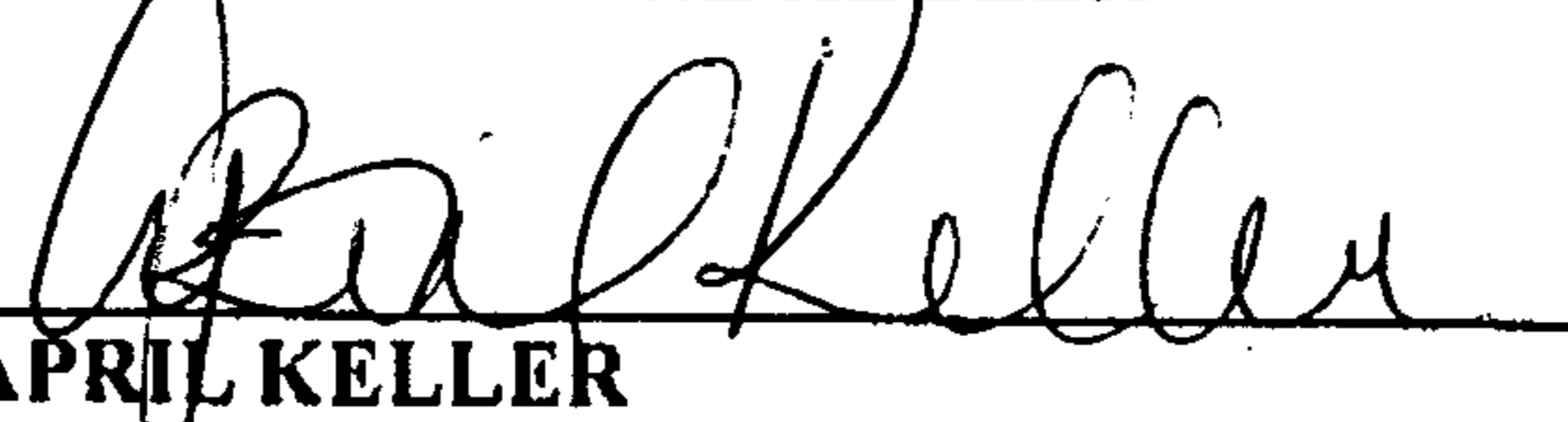
COMMENCING AT A REBAR FOUND IN A ROCK PILE, ACCEPTED AS BEING THE NE CORNER OF THE NW¼ OF THE SE¼ OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE N 89° 00' 00" W ALONG THE NORTH LINE OF SAID ¼-¼ SECTION, A DISTANCE OF 445.00'; THENCE S 1° 00' 00" W, A DISTANCE OF 288.00' TO THE POINT OF BEGINNING; THENCE S 1° 00' 00" W, A DISTANCE OF 462.00'; THENCE N 89° 00' 00" W, A DISTANCE OF 250.00'; THENCE N 1° 00' 00" E, A DISTANCE OF 50.00'; THENCE S 89° 00' 00" E, A DISTANCE OF 100.00'; THENCE N 1° 00' 00" E, A DISTANCE OF 412.00'; THENCE S 89° 00' 00" E, A DISTANCE OF 150.00' TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 1.71 ACRES MORE OR LESS.

ALSO: A 2009, 32 X 80 (76 without hitch), Southern Estates (Palmer), Model# EXX-337; CLAY in color; manufactured home, comprised of two sections, and bearing the serial numbers DESAL4867A & DESAL4867B is permanently affixed to the real property hereinabove described and is considered a part thereof.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, the said GRANTORS, Marlon Lynell Keller and wife, April Keller have hereunto set their, signatures and seal, this 18th day of December, 2009.

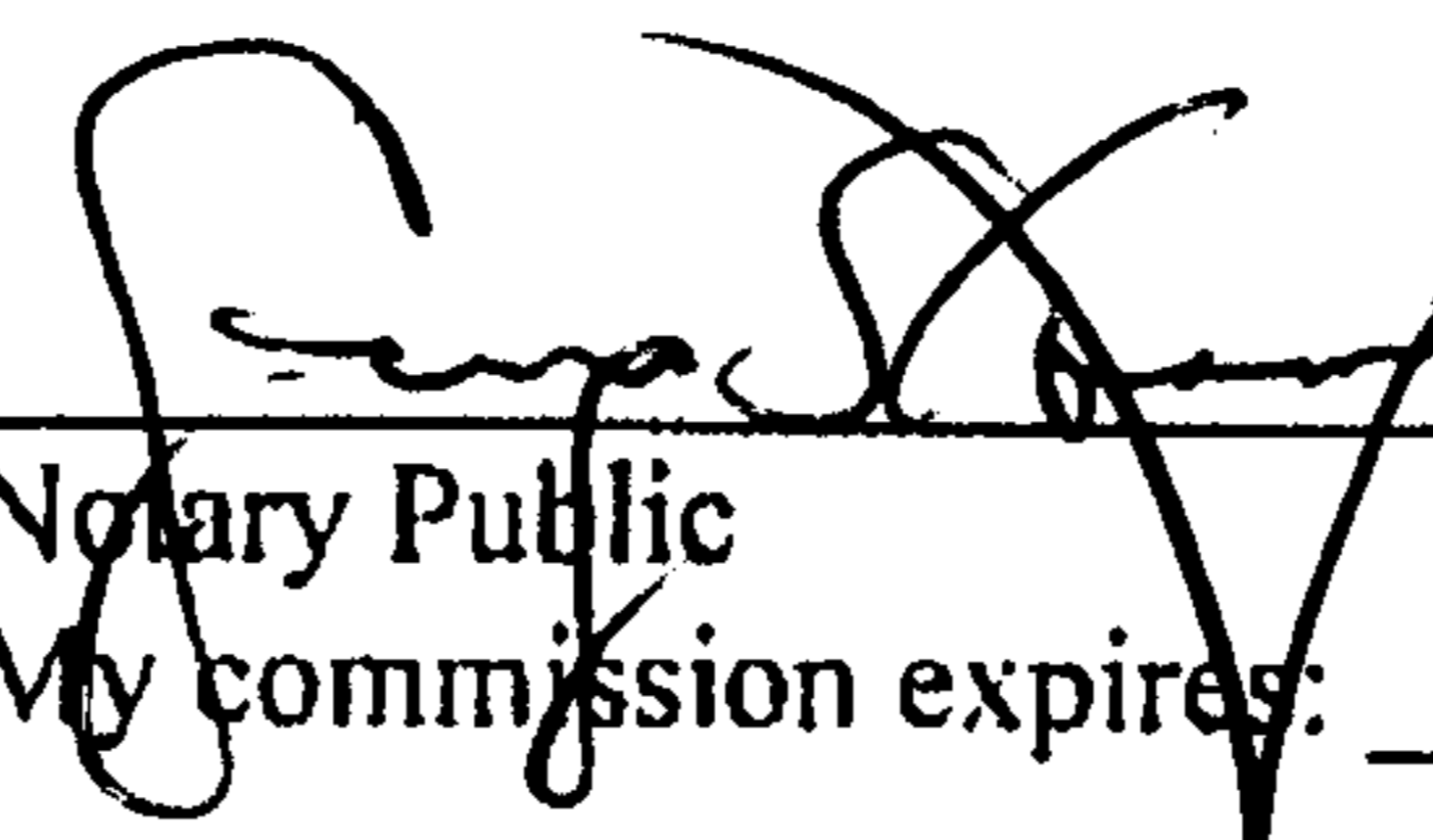

MARLON LYNELL KELLER

APRIL KELLER

STATE OF ALABAMA)
COUNTY OF TALLADEGA)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Marlon Lynell Keller and wife, April Keller, 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 this 18th day of December, 2009.




Notary Public
My commission expires: _____