


This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
James L. Keating
Suzanne B. Keating,
625 12th St. NW
Alabaster, Alabama 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)


20110222000060790 1/2 \$104.00
Shelby Cnty Judge of Probate, AL
02/22/2011 03:53:24 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Eighty Seven Thousand dollars and Zero cents (\$87,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Sharon DeShazo and husband, Alton Zane DeShazo, and E. B. Durette, a married man**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **James L. Keating and Suzanne B. Keating, Trustees of the James L. Keating Revocable Trust dated January 11, 2006** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 1, Block 3, according to the Resurvey of Fernwood, Third Sector, as recorded in Map Book 7, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The above described property does not constitute the homestead of E. B. Durette, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

FILE NO: 20110204

Shelby County, AL 02/22/2011
State of Alabama
Deed Tax: \$87.00

20110222000060790 2/2 \$104.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 18th day of February, 2011

Sharon DeShazo
Sharon DeShazo

Alton Zane DeShazo
Alton Zane DeShazo

E. B. Durette
E. B. Durette

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharon DeShazo, E. B. Durette and Alton Zane DeShazo 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 18th day of February, 2011.

Cassy LeeAnn Dailey
Notary Public
Commission Expires:

