

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Freeman A. Keef


WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

  
20110401000101650 1/2 \$137.00  
Shelby Cnty Judge of Probate, AL  
04/01/2011 10:50:34 AM FILED/CERT

That in consideration of One Hundred Twenty Two Thousand Dollars and Zero Cents (\$122,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Willie M. Thomas, Jr., a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Freeman A. Keef and Kimberly Dawn Keef (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 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$122,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22<sup>nd</sup> day of October, 2010.

\_\_\_\_\_  
(Seal)

  
Willie M. Thomas, Jr. (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF Alabama

}

General Acknowledgment

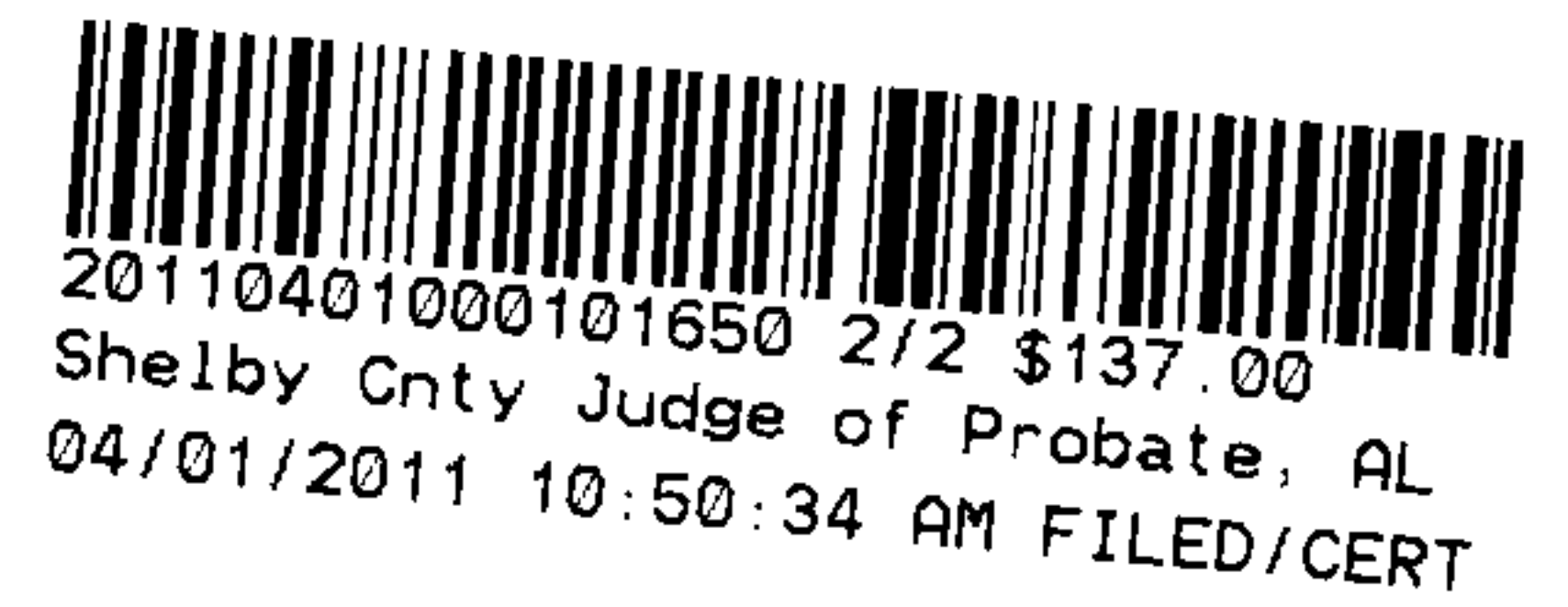
COUNTY of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie M. Thomas, Jr. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of October, 2010.

My Commission Expires: 4-6-12

  
Notary Public



## EXHIBIT A

Commence at the NE corner of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 26, Township 20 South, Range 1 East; thence run Westerly along the North boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  for 211.00 feet to a point, being the point of beginning of the parcel of land herein described; thence continue Westerly along the North boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  for 570.00 feet to a point in Spearman Branch; thence turn an angle of 89 degrees 57 minutes 25 seconds to the right and run along said branch 47.37 feet; thence turn an angle of 66 degrees 20 minutes 55 seconds to the right and run along said branch 52.40 feet; thence turn an angle of 134 degrees 00 minutes 55 seconds to the left and run along said branch 200.00 feet; thence turn an angle of 111 degrees 10 minutes 44 seconds to the right and run along said branch 108.93 feet; thence turn an angle of 77 degrees 31 minutes 54 seconds to the left and run along said branch 48.26 feet; thence turn an angle of 60 degrees 23 minutes 05 seconds to the right and run along said branch 128.35 feet; thence turn an angle of 69 degrees 08 minutes 03 seconds to the left and run along said branch 54.49 feet; thence an angle of 38 degrees 31 minutes 44 seconds to the left and run along said branch 99.14 feet; thence turn an angle of 59 degrees 55 minutes 38 seconds to the right and run along said branch 123.49 feet; thence turn an angle of 80 degrees 24 minutes 24 seconds to the right and run along said branch 29.15 feet; thence an angle of 53 degrees 19 minutes 32 seconds to the left and run along said branch 50.25 feet; thence turn an angle of 102 degrees 43 minutes 28 seconds to the right and run along said branch 63.25 feet; thence turn an angle of 108 degrees 26 minutes 06 seconds to the left and run along said branch 105.00 feet; thence turn an angle of 73 degrees 32 minutes 24 seconds to the left and run along said branch 229.40 feet; thence turn an angle of 20 degrees 24 minutes 36 seconds to the right and run along said branch 175.00 feet; thence an angle of 48 degrees 29 minutes 15 seconds to the left and leaving said branch run 91.67 feet to a point, being a point on the West boundary of Section 26, Township 20 South, Range 1 East; thence turn an angle of 11 degrees 37 minutes 25 seconds to the right and run 158.70 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Southerly 1072.79 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Easterly 558.70 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run Southerly 555.83 feet to a point; thence turn an angle of 89 degrees 52 minutes 23 seconds to the left and run Easterly 742.25 feet to a point; thence turn an angle of 90 degrees 10 minutes 07 seconds to the left and run Northerly 780.03 feet to the point of beginning. Said parcel is lying in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , and the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 26, Township 20 South, Range 1 East, and the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 27, Township 20 South, Range 1 East.

LESS AND EXCEPT, property conveyed in deed to Lamar Whitner, recorded in Inst. No. 20080716000286730,, Probate Office Shelby County, Alabama.