

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
James D. Keller, Jr.
423 Oxford Way
Pelham, AL 35124
(also the property address)

Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor

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

That in consideration of Three Hundred Eighty-Nine Thousand Nine Hundred Fifty and 00/100 --
----- (\$389,950.00) Dollars
(as evidenced by the closing statement)
to the undersigned grantor, Gibson & Anderson Construction, Inc., a corporation,
(whose address is: 2539 Rocky Ridge Road, Birmingham, AL 35243)
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which
is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and
convey unto James D. Keller, Jr. and Gloria A. Keller
(whose address is the property address)
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, together with every contingent remainder and
right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 2661, according to the Amended Map of Weatherly Highlands The Ledges,
Sector 26 – Phase Two, as recorded in Map Book 38, Page 94, in the Probate Office of
Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

\$ 311,960.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and
upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and
assigns of such survivor forever, together with every contingent remainder and right of reversion.
And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that
they are free from all encumbrances, that it has a good right to sell and convey the same as
aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the
said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President who is authorized
to execute this conveyance, has hereto set its signature and seal, this the 2nd day of August ,
2018.

ATTEST:

Gibson & Anderson Construction, Inc.

By: Jay Byrd, Vice-President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

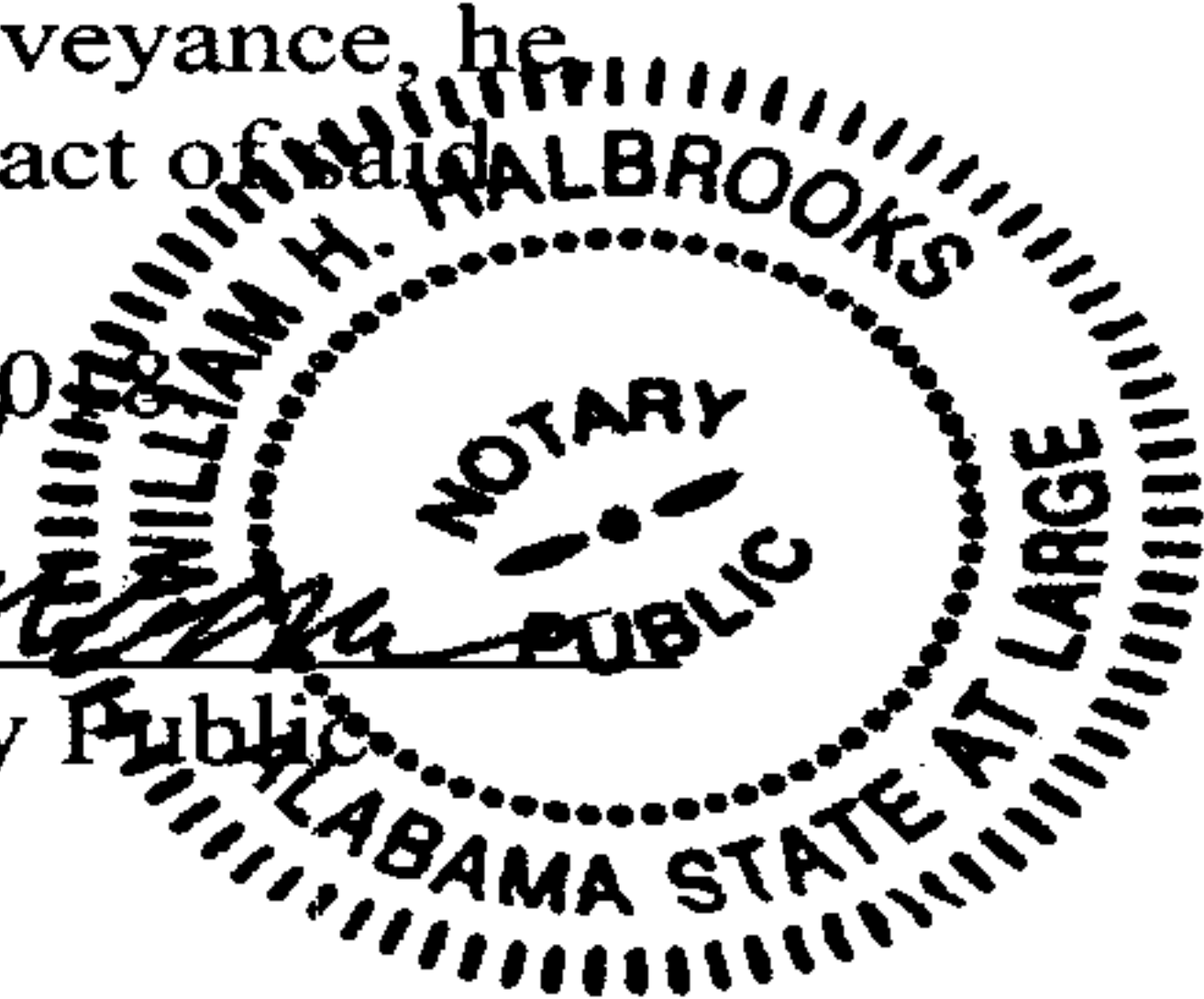
Corporate Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County in said State, hereby
certify that Jay Byrd whose name as Vice President of Gibson & Anderson Construction,
Inc. , a corporation, 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,
as such officer and with full authority, executed the same voluntarily for and as the act of said
corporation.

Given under my hand and official seal, this the 29th day of August , 2018

My Commission Expires: 4/21/20

William H. Halbrooks
William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/03/2018 12:51:12 PM
\$93.00 CHARITY
20180803000277360

Jay Byrd