

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-26988

Send Tax Notice To: Jon Allen Keener
Natalie Smith Keener
305 Spring Dr
Shelby, AL 35143

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **DS Land Investment, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jon Allen Keener and Natalie Smith Keener**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$112,500.00 of the purchase price of the above described property was financed with the proceeds of 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 Grantee, his, her or 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Members, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of March, 2021.

DS LAND INVESTMENT, LLC

By Robert A. Crutchfield
Member

By James Boothe
Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Robert A. Crutchfield and James Boothe as Members of DS Land Investment, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 5th day of March, 2021.

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2021

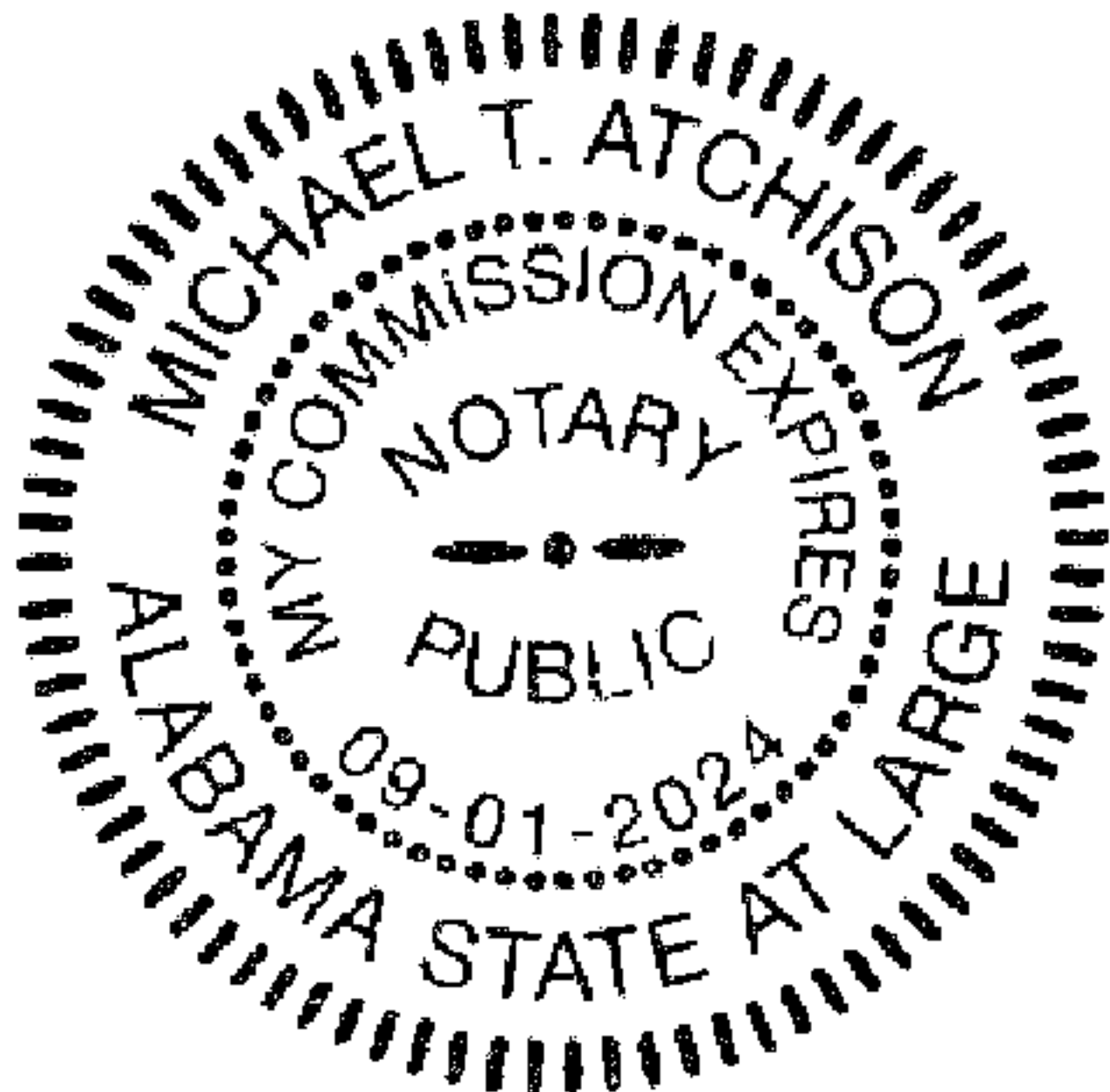


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of DS Land Investment, LLC tract described in Instrument #202012040005547890, recorded in the Office of Probate for Shelby County, Alabama, being in the East 1/2 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:
Commence at a railroad rail iron marking the SW corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East; thence North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4 - 1/4 Section a distance of 637.74 feet to a capped rebar set and the point of beginning; thence continue North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4-1/4 Section a distance of 621.89 feet to a railroad rail iron marking the NW corner of said 1/4-1/4 Section; thence North 06 degrees 58 minutes 29 seconds East along the West line of the NW 1/4 of the SE 1/4 of Section 2 a distance of 166.52 feet to a capped rebar set; thence South 79 degrees 20 minutes 02 seconds East a distance of 789.09 feet to a capped rebar set; thence South 88 degrees 05 minutes 42 seconds East a distance of 363.77 feet to a PK nail set in the center line of an asphalt drive; thence North 86 degrees 49 minutes 57 seconds East a distance of 296.18 feet to a PK nail set in the center line of an asphalt drive on the Western right of way of Shelby County Highway 71; thence along said right of way with a curve to the right having a radius of 5000.00 feet, an arc length of 143.88 feet, subtended by a chord bearing and distance of South 05 degrees 22 minutes 37 seconds West 143.87 feet to a point; thence South 06 degrees 11 minutes 55 seconds West a distance of 338.09 feet to a capped rebar set; thence leaving said right of way South 86 degrees 45 minutes 44 minutes West a distance of 768.00 feet to a capped rebar set; thence South 32 degrees 22 minutes 28 seconds West a distance of 140.00 feet to a capped rebar set; thence North 90 degrees 00 minutes 00 seconds West, a distance of 636.77 feet to the point of beginning.

Also, an ingress/egress easement described as follows:

A portion of DS Land Investment, LLC tract described in Instrument #202012040005547890, recorded in the Office of Probate for Shelby County, Alabama, being in the East 1/2 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:
Commence at a railroad rail iron marking the SW corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East; thence North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4-1/4 Section a distance of 637.74 feet to a capped rebar set; thence continue North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4 - 1/4 Section a distance of 621.69 feet to a railroad rail iron marking the NW corner of said 1/4 - 1/4 Section; thence North 06 degrees 58 minutes 29 seconds East along the West line of the NW 1/4 of the SE 1/4 of Section 2 a distance of 166.52 feet to a capped rebar set; thence South 79 degrees 20 minutes 02 seconds East a distance of 787.09 feet to a capped rebar set and the point of beginning of an ingress/egress easement being 30-feet in width and lying 15-feet on each side of the following described centerline; thence South 88 degrees 05 minutes 42 seconds East a distance of 363.77 feet to a PK nail set in the center line of an asphalt drive; thence North 86 degrees 49 minutes 57 seconds East a distance of 296.18 feet to a PK nail set in the center line of an asphalt drive on the Western right of way of Shelby County Highway 71 and the point of ending.

According to survey of John M. Perez, Ala. Lic. No. 30354, dated January 13, 2021

