



THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send tax notice to:
Bruce Key
Jane Martin Key
3 Bellerive Knoll
Shoal Creek, Alabama 35294

STATE OF ALABAMA)
SHELBY COUNTY)

\$10,000

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas **BRUCE KEY** and his wife, **JANE MARTIN KEY** (individually and collectively, the "Grantors"), as tenants-in-common, each respectively own one undivided 48% interest in and to certain real property situated in Shelby County, Alabama and described more particularly herein below (the "Property"), and, whereas the Grantors do hereby wish to convey their collective 96% undivided interest in and to said Property to themselves, as joint tenants with right of survivorship. Now, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned, in hand paid by **BRUCE KEY** and **JANE MARTIN KEY** (hereafter, individually and collectively, referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do, by these presents, GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, an undivided 96% interest in and to the following described real property situated in Shelby County, Alabama, to-wit:

Lot 138, according to the map of Shoal Creek Subdivision, as recorded in Map Book 6 Page 150 in the Probate Office of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Thompson Realty Co., Inc. and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in Real Volume 19, Page 861, in the Probate Office of Shelby County, Alabama; (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than Thompson Realty Co., Inc.; and (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

This conveyance is also made subject to the following:

1. 2003 ad valorem taxes, a lien due and payable October 1, 2003, and taxes for subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said Property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, declarations, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; and any rights of parties in possession, encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

Note: The Property herein conveyed is the same real property conveyed to Grantors in that certain Statutory Warranty Deed dated as of December 19, 2002, and recorded as Instrument No. 20021227000647650 in the Office of the Judge of Probate of Shelby County, Alabama.

Note: The Property herein conveyed is the homestead property of the Grantors.

Note: It is the expressed intention of the Grantors and the Grantees that, upon conveyance of the Grantors' interest in the Property as set forth herein, the Grantees shall own, as joint tenants with right of survivorship, an undivided 96% interest in and to the Property, Bruce M. Key shall own an undivided 2% interest in and to the Property and Nancy Key Lindsay shall own an undivided 2% interest in and to the Property.

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor in fee simple, and to the heirs, successors and assigns of such survivor forever.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 30 day of April, 2003.

Bruce Key
BRUCE KEY

Jane M Key
JANE MARTIN KEY

STATE OF ALABAMA)
 :
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Bruce Key, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 30 day of April, 2003.

[NOTARIAL SEAL]

Jeanette F. Bennett
Notary Public
My Commission Expires: 5/11/05

STATE OF ALABAMA)
 :
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Jane Martin Key, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 30 day of April, 2003.

[NOTARIAL SEAL]

Jeanette R. Bennett
Notary Public
My Commission Expires: 5/11/05

This instrument prepared by:
Katherine N. Barr
Attorney at Law
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205