

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
FOSTER D. KEY and wife, TINA A. KEY
678 CAMP BRANCH CIRCLE
ALABASTER, ALABAMA 35007

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

Inst # 1998-06096
02/24/1998-06096
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 126.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$115,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, BRENDA SUE CARTER MULLINS and husband, JAMES WILLIAM MULLINS, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto FOSTER D. KEY and wife, TINA A. KEY, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the southwest corner of the S.W. 1/4 of the S.E. 1/4 of Section 9, Township 21 South, Range 2 West and run in a northerly direction along the south line of said 1/4-1/4 line as established by Jimmy A. Gay survey of November 30, 1967, for 211.4 feet to an existing iron pin; thence 56 deg. 26 min. 02 sec. left in a northeasterly direction along the easterly right-of-way line of Camp Branch Circle for 25.57 feet to the point of beginning; thence 58 deg. 48 min. 22 sec. right in a westerly direction for 440 feet to an existing iron pin; thence 93 deg. 05 min. 33 sec. to the left in a northerly direction for 199.92 feet to an existing iron pin; thence 76 deg. 20 min. 23 sec. left in a westerly direction for 281.87 feet to a point on the easterly right-of-way line of Camp Branch Circle; thence 78 deg. 37 min. 40 sec. left in a southwesterly direction for 50.0 feet to an existing iron pin; thence 8 deg. 38 min. 36 sec. right in a southwesterly direction along said easterly right-of-way line of Camp Branch Circle for 239.20 feet to the point of beginning. The above property being the same as described in Deed Volume 531, Page 798, and Deed Volume 305, Page 661, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1998, which are a lien but not yet due and payable until October 1, 1998.
2. Right-of-way granted to South Central Bell Telephone Company recorded in Real Volume 58, Page 270.


BRENDA SUE CARTER and BRENDA SUE CARTER MULLINS is one and the same person.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 20TH day of FEBRUARY, 1998.


BRENDA SUE CARTER MULLINS

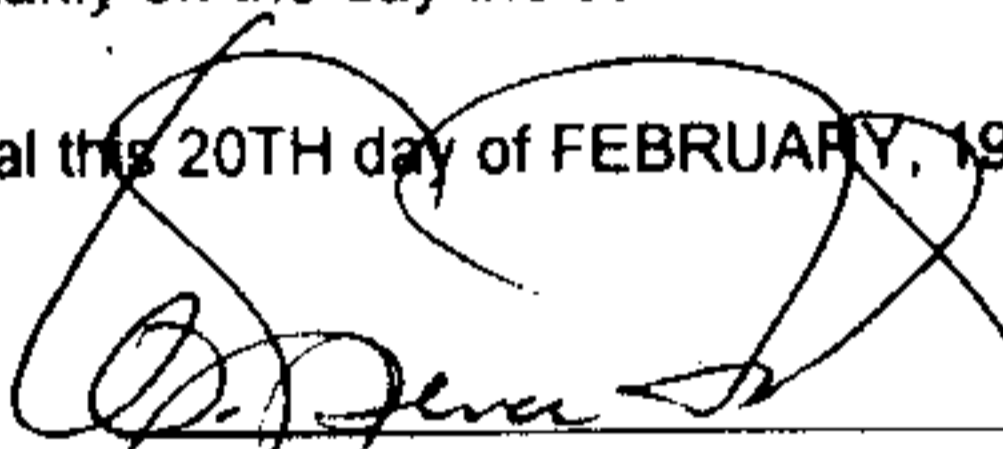

JAMES WILLIAM MULLINS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that BRENDA SUE CARTER MULLINS and husband, JAMES WILLIAM MULLINS, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20TH day of FEBRUARY, 1998.


NOTARY PUBLIC NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
My Commission Expires: Feb. 16, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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