

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
ROBERT CAREY GOOSTREE  
ALTA KEE GOOSTREE  
187 BRANCH DRIVE  
CHELSEA, AL 35043

Inst # 1998-22080

STATE OF ALABAMA}  
COUNTY OF Shelby}

Warranty Deed/TIWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED TWO THOUSAND AND NO/100 DOLLARS (\$202,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, we KDR CONSTRUCTION, LLC, an Alabama Limited Liability Company, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto ROBERT CAREY GOOSTREE and ALTA KEE GOOSTREE (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 18, according to the Survey of Brook Chase Estates, Phase II, as recorded in Map Book 22, Page 47, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$181,800.00 of the consideration 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 we do for ourselves and for our heirs, executors, and administrators, covenant with 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, and that I/we will and our heirs, executors, and administrators 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, we have hereto set our hand(s) and seal(s), this the 10th day of June, 1998.

KDR CONSTRUCTION, LLC  
*Kathy Raughley*  
KATHY RAUGHLEY, MEMBER

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KATHY RAUGHLEY, whose name as Member of KDR CONSTRUCTION, 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 conveyance, she executed the same voluntarily and in her capacity as Member, on the day the same bears date.

Given under my hand and official seal this 10th day of June, 1998.

*[Signature]*  
Notary Public  
My Commission Expires: 5/29/99

06/15/1998 -22080  
09:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 29.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW