

PREPARED BY: SUNNY HENDERSON - Trimmier Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: PHILLIP MICHAEL KEY AND RACHEL RUTH JOHNSON AND CAROLYN S. KEY, 117 MEADOWGREEN ROAD, MONTEVALLO, AL 35115

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

10/16/2000-35971
11:01 AM CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY JUDGE OF PROBATE
001 MMB 86.00

That in consideration of SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, CONTRACTING SPECIALISTS, INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, PHILLIP MICHAEL KEY, AN UNMARRIED MAN AND RACHEL RUTH JOHNSON, AN UNMARRIED WOMAN AND CAROLYN S. KEY, A MARRIED WOMAN (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 9, BLOCK 2, ACCORDING TO THE SURVEY OF MEADOWGREEN, AS RECORDED IN MAP BOOK 6, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

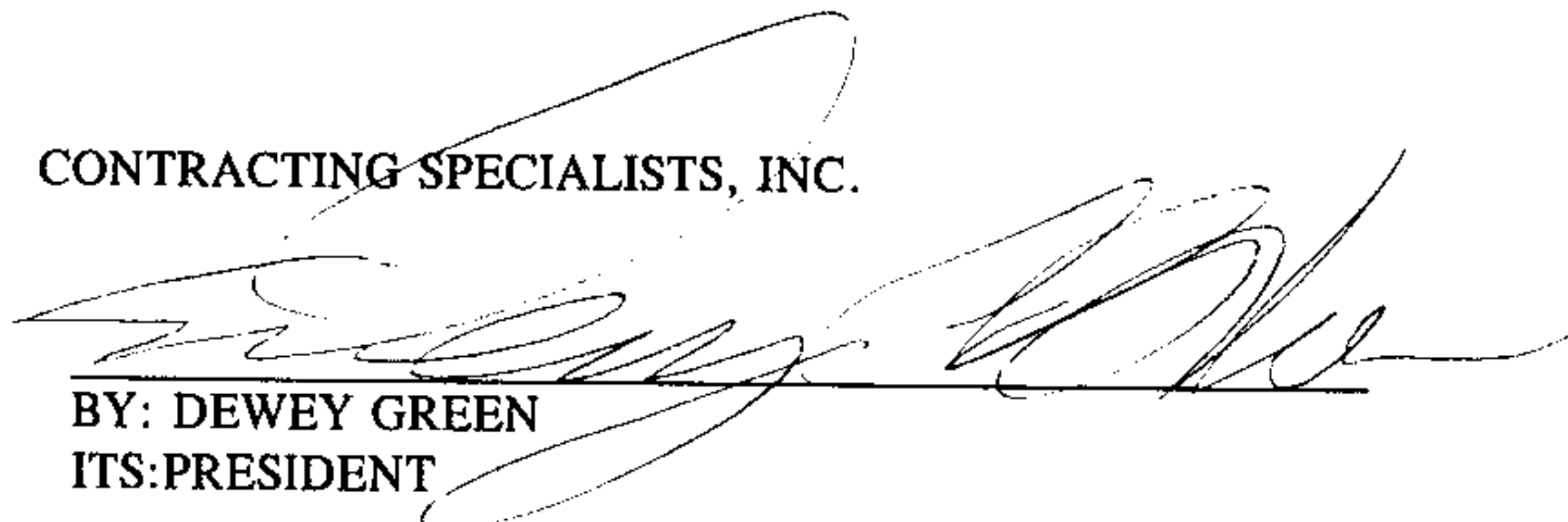
- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to 35 foot building line, as shown by recorded Map.
- (5) Subject to 7 1/2 foot Easement on rear and 5 foot Easement on East, as shown by recorded Map.
- (6) Subject to Restrictions or Covenants recorded in Volume 294, page 709 and Misc. Volume 14, Page 819, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
- (7) Subject to Restrictions regarding Alabama Power Company recorded in Misc. Volume 12, Page 819, in the Probate Office of Shelby County, Alabama.
- (8) Subject to Right of Way to Alabama Power Company recorded in Misc. Volume 13, Page 210 and Volume 295, Page 609, in the Probate Office of Shelby County, Alabama.
- (9) Subject to Right of Way to Southern Bell Telephone and Telegraph Company, recorded in Volume 301, Page 435, in the Probate Office of Shelby County, Alabama.
- (10) Subject to Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

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 the GRANTOR does for itself and for 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 unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on OCTOBER 5, 2000.

CONTRACTING SPECIALISTS, INC.


BY: DEWEY GREEN
ITS: PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that DEWEY GREEN, whose name is signed as PRESIDENT of CONTRACTING SPECIALISTS, INC., a corporation, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the OCTOBER 5, 2000



My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 30, 2003
BONDED FIRM NOTARY PUBLIC UNDERWRITERS

Notary Public

Inst # 2000-35971