

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Peggy G. Balliet

254 Brook Lane
Leeds, AL 35094

Inst # 2001-07584

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Four Hundred Seventy Thousand and 00/100 (\$470,000.00) Dollars to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Gilbert J. Key, Jr. and wife, Ann B. Key, (herein referred to as grantors) do grant, bargain, sell and convey unto Peggy G. Balliet (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Hollybrook Lake, as recorded in Map Book 4, page 74, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Right of way to Hollybrook Lake, recorded in Volume 326, page 428; Volume 326, page 427 and Real 195, page 993, in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to Alabama Power Company by instrument recorded in Volume 233, page 98 and Volume 242, page 148, in the Probate Office of Shelby County, Alabama.
4. Conditions, limitations and restrictions recorded in Volume 222, page 175, 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.
5. Right of way to Water Works Board of the City of Birmingham, recorded in Real 69, page 430, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Volume 303, page 600, in the Probate Office of Shelby County, Alabama.
7. Rights of Hollybrook Lake Corporation recorded in Volume 222, page 171, in the Probate Office Of Shelby County, Alabama.
8. Rights of access in use recorded in Deed Book 285, page 722, in the Probate Office of Shelby County, Alabama.
9. Permits to Alabama Power Company recorded in Deed Book 138, page 307; Deed Book 182, page 326 and Deed Book 185, page 475, in the Probate Office of Shelby County, Alabama.
10. Easement recorded in Real 224, page 236, in the Probate Office of Shelby County, Alabama.

\$275,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her 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 GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of March, 2001.

X Gilbert J. Key, Jr. (Seal)
Gilbert J. Key, Jr.

X Ann B. Key (Seal)
Ann B. Key

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gilbert J. Key, Jr. and wife, Ann B. Key, 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 2nd day of March, 2001.

[Signature]
Notary Public
Affix Seal

Commission Expires 5/15/01

03/05/2001-07584 JR8966
02:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 031 206.00