

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$ 134,000.00 to the undersigned Grantor,
R. WILKINS CONSTRUCTION, INC., in hand paid by the Grantees herein, the receipt of which is
hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey
unto Kenneth C. Key and Jennifer C. Key, Husband and Wife
(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 54, according to the Map and Survey of Silver Creek, Sector
1, as recorded in Map Book 26, Page 144, in the Probate Office
of Shelby County, Alabama.

Address of Property: 709 Barkley Circle, Alabaster, AL 35007

Described property to become the homestead of Grantees.

Subject to taxes for the year 2002 and subsequent years, easements, restrictions, reservations,
rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$107,200.00 of the purchase price is being paid by the proceeds of a first mortgage loan
executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES 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 of reversion. And said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is
lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good
right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 28 day of February, 2002.

R. WILKINS CONSTRUCTION, INC.

Roger Wilkins
Roger Wilkins, President (GRANTOR)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Roger Wilkins, President of R. Wilkins Construction, Inc., whose name 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, he as such officer and with full authority executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal, this 28 day of February, 2002.

Valerie A. England
Notary Public
Commission Expires: 02/25/04

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:
Kenneth C. Key
709 Barkley Circle
Alabaster, AL 35007

03/04/2002-10221
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 38.00

Inst # 2002-10221