

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send tax notice to:
Bruce Key
Jane Martin Key
3 Bellerive Knoll
Shoal Creek, Alabama 35294

STATE OF ALABAMA)

SHELBY COUNTY)

\$20,000

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned, **BRUCE KEY**, and his wife, **JANE MARTIN KEY** (hereafter collectively referred to as the "Grantors"), in hand paid by **BRUCE KEY, JANE MARTIN KEY, BRUCE M. KEY, and NANCY KEY LINDSAY** (hereafter, individually and collectively, referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do, by these presents, grant, bargain, sell and convey unto Bruce Key, a 48% undivided interest, to Jane Martin Key, a 48% undivided interest, to Bruce M. Key, a 2% undivided interest, and to Nancy Key Lindsay, a 2% undivided interest, in and to the following described real property situated in Shelby County, Alabama, to-wit:

Lot 138, according to the map of Shoal Creek Subdivision, as recorded in Map Book 6 Page 150 in the Probate Office of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Thompson Realty Co., Inc. and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in Real Volume 19, Page 861, in the Probate Office of Shelby County, Alabama; (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than Thompson Realty Co., Inc.; and (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

This conveyance is also made subject to the following:

1. 2002 ad valorem taxes, a lien due and payable October 1, 2002, and taxes for subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements,

liens, restrictions, declarations, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; and any rights of parties in possession, encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

Note: The property herein conveyed is the same property conveyed to Grantors in that certain Warranty Deed, Jointly for Life with Remainder to Survivor, dated June 13, 1980, recorded in Book 330, Page 271 in the Office of the Judge of Probate of Shelby County, Alabama.

Note: The property herein conveyed is the homestead property of the Grantors.

TO HAVE AND TO HOLD to the said Grantees, and to the successors and assigns of such Grantees in fee simple forever.

19th IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the day of December, 2002.



BRUCE KEY



JANE MARTIN KEY

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Bruce Key, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 19 day of Dec, 2002.

[NOTARIAL SEAL]

Sherry L. Pass
Notary Public

My Commission Expires 7-7-06

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Jane Martin Key, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 19 day of Dec, 2002.

[NOTARIAL SEAL]

Sherry L. Pass
Notary Public

My Commission Expires 7-7-06

This instrument prepared by:

Katherine N. Barr

Attorney at Law

Sirote & Permutt, P.C.

2311 Highland Avenue South

Birmingham, Alabama 35205