

This deed was prepared by  
and after recording return to:

Robert R. Maddox  
Burr & Forman LLP  
420 North 20th Street - Ste. 3100  
Birmingham, Alabama 35203  
(205)2513000

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STATE OF ALABAMA     )  
                                  )  
COUNTY OF SHELBY    )

**DEED TO CLEAR TITLE**

**KNOW ALL MEN BY THESE PRESENTS:** THAT for good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Alan G. Craig and wife, Cathy W. Craig, Steven W. Key, an unmarried man, and Brian J. Roberson, an unmarried man** (collectively, the "Grantors"), do hereby grant, bargain, sell and convey unto the Grantee herein, **Brian J. Roberson** (the "Grantee"), the following described real estate (herein, the "Real Estate") situated in Shelby County, Alabama, to-wit:

Lot 12-A, according to a Resurvey of Lots 10, 11, 12 and 13, of Amended Map of Hickory Ridge, as recorded in Map Book 16 page 111 in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Ad valorem taxes due October 1, 2003 and subsequent years.
2. Utility easements, covenants, and restrictions of record, present zoning classification, and building lines and matters which would be disclosed by an accurate survey.
3. Coal, oil, gas, and other mining and mineral interests in, to or under the land herein described which are not owned by Grantors, if any.
4. That Mortgage made in favor of Regions Bank, said Mortgage being recorded on December 28, 2001 in the Recording Office as Instrument # 2001 - 57166.

**This deed is given to clear and correct the title to the above Real Estate:** On or about September 17, 2001 the said Steven W. Key, one of the Grantors herein, executed a General Warranty Deed (the "Prior Deed") purporting to convey the undivided fee title to the Real Estate to the Grantee herein, said Prior Deed being recorded on September 19, 2001 in the Office of the Judge of Probate of Shelby County, Alabama (the "Recording Office") as Instrument # 2001 - 40463. When the Prior Deed was executed, title to the Real Estate was vested in the said Alan G. Craig, Cathy W. Craig and Steven W. Key as tenants in common; however, the said Alan G. Craig and Cathy W. Craig failed to join in the Prior Deed. Accordingly, this Deed is given to confirm the intentions of the Grantors herein to correct the Prior Deed and convey to the Grantee herein the undivided fee title in and to the Real Estate, thereby vesting in the Grantee the undivided fee simple title to the Real Estate.

Furthermore, it is the intent of the Grantors and the Grantee that the undivided fee title to the Real Estate vested in the Grantee shall be subject to and encumbered by that Mortgage made in favor of Regions Bank, said Mortgage being recorded on December 28, 200 in the Recording Office as Instrument # 2001 - 57166.

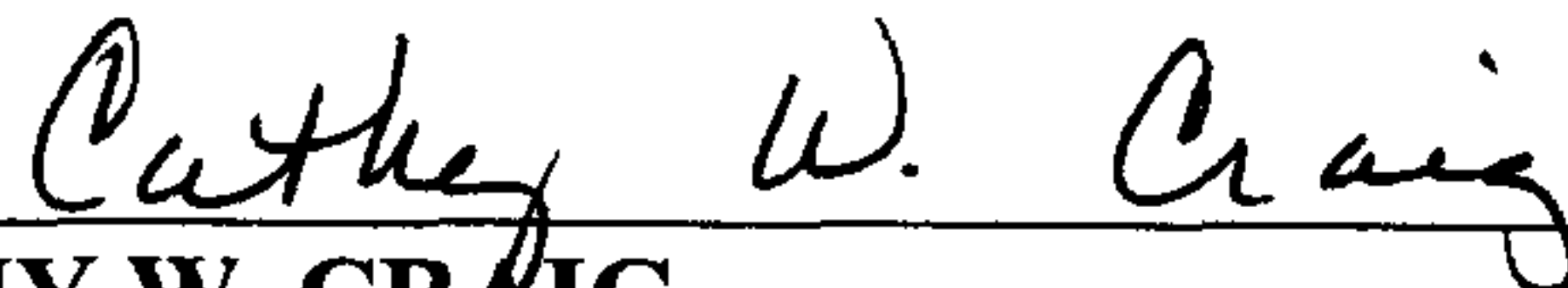
**TO HAVE AND TO HOLD**, the Real Estate unto the Grantee, his heirs, successors and assigns forever in fee simple, together with every contingent remainder and right of reversion.

**AND SAID GRANTORS**, for themselves and their heirs, successors and assigns, covenant with the Grantee and his heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the Real Estate; that the Real Estate is free and clear from all liens and encumbrances, except as stated above; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to the Grantee, and his heirs, successors and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hands and seals this \_\_\_\_ day of \_\_\_\_\_ 2003.



ALAN G. CRAIG



CATHY W. CRAIG



STEVEN W. KEY

\_\_\_\_\_  
BRIAN J. ROBERSON



**This deed is given to clear and correct the title to the above Real Estate:** On or about September 17, 2001 the said Steven W. Key, one of the Grantors herein, executed a General Warranty Deed (the "Prior Deed") purporting to convey the undivided fee title to the Real Estate to the Grantee herein, said Prior Deed being recorded on September 19, 2001 in the Office of the Judge of Probate of Shelby County, Alabama (the "Recording Office") as Instrument # 2001 - 40463. When the Prior Deed was executed, title to the Real Estate was vested in the said Alan G. Craig, Cathy W. Craig and Steven W. Key as tenants in common; however, the said Alan G. Craig and Cathy W. Craig failed to join in the Prior Deed. Accordingly, this Deed is given to confirm the intentions of the Grantors herein to correct the Prior Deed and convey to the Grantee herein the undivided fee title in and to the Real Estate, thereby vesting in the Grantee the undivided fee simple title to the Real Estate.

Furthermore, it is the intent of the Grantors and the Grantee that the undivided fee title to the Real Estate vested in the Grantee shall be subject to and encumbered by that Mortgage made in favor of Regions Bank, said Mortgage being recorded on December 28, 200 in the Recording Office as Instrument # 2001 - 57166.

**TO HAVE AND TO HOLD**, the Real Estate unto the Grantee, his heirs, successors and assigns forever in fee simple, together with every contingent remainder and right of reversion.

**AND SAID GRANTORS**, for themselves and their heirs, successors and assigns, covenant with the Grantee and his heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the Real Estate; that the Real Estate is free and clear from all liens and encumbrances, except as stated above; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to the Grantee, and his heirs, successors and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hands and seals this \_\_\_\_ day of \_\_\_\_\_ 2003.

\_\_\_\_\_  
**ALAN G. CRAIG**

\_\_\_\_\_  
**CATHY W. CRAIG**

  
\_\_\_\_\_  
**STEVEN W. KEY**

  
\_\_\_\_\_  
**BRIAN J. ROBERSON**

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ALAN G. CRAIG, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 11 day of November 2003.

Janie Lee Campbell  
NOTARY PUBLIC

[SEAL]

My Commission Expires: My Commission Expires  
Sept. 12, 2007

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CATHY W. CRAIG, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 11 day of November 2003.

Janie Lee Campbell  
NOTARY PUBLIC

[SEAL]

My Commission Expires: My Commission Expires  
Sept. 12, 2007



STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that STEVEN W. KEY, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 7 day of January 2003.

Tyler R. Moffett  
NOTARY PUBLIC

[SEAL]

My Commission Expires: 10/27/07

STATE OF ALABAMA )

COUNTY OF Jefferson Co., Alabama )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BRAIN J. ROBERSON, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 7<sup>th</sup> day of November 2003.

Jetta L. Morgan  
NOTARY PUBLIC

[SEAL]

My Commission Expires: Feb 7, 2005