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1153

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JASON MCKAY
4116 FOREST LAKES ROAD
STERRETT, AL., 35147

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED NINETY SIX DOLLARS and 00/100 (\$118,996.00) DOLLARS to the undersigned grantor, AMERICAN HOMES AND LAND CORPORATION, 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 JASON MCKAY and JAN KEELING MCKAY, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 586, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 11, AS RECORDED IN MAP BOOK 32, PAGE 137, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 32, AT PAGE 137.
3. EASEMENT(S) TO ALABAMA POWER COMPANY RECORDED IN BOOK 139 AT PAGE 127.
4. RIGHTS OF OTHERS (SHELBY COUNTY) FOR INGRESS AND EGRESS PURPOSES IN AND TO THE USE OF EASEMENT LOCATED ON INSURED PREMISES AS RECORDED IN INSTRUMENT NO. 1993-03955: 1993-03957: 1993-03959: 1993-03960: 1993-03961: 1993-03964: 1993-13965: AND 1993-03966.
5. TITLE TO THAT PORTION OF INSURED PREMISES WITHIN THE RIGHT OF WAY OF NEW HIGHWAY NO. 280.
6. TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 53 AT PAGE 262 AND BOOK 331 AT PAGE 262.

\$121,613.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said GEORGE VAUGHN AS CLOSING AGENT OF AMERICAN HOMES AND LAND CORPORATION, has hereunto subscribed her name on this the 16th day of July, 2004.

AMERICAN HOMES AND LAND CORPORATION



GEORGE VAUGHN, CLOSING AGENT

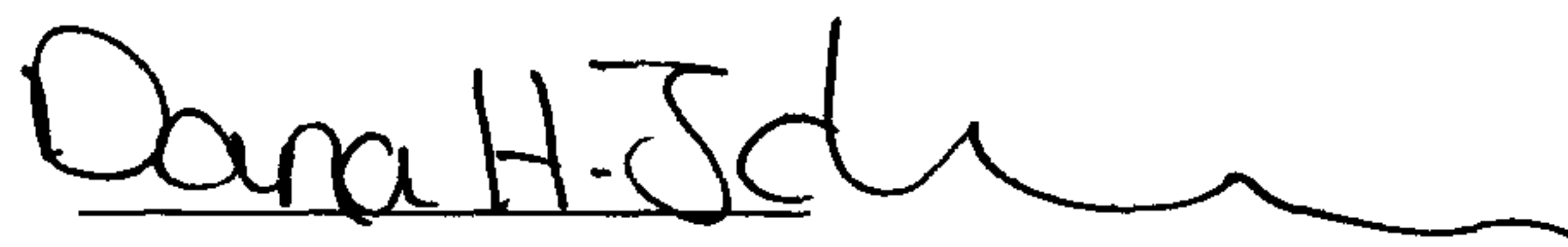
20040727000415340 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
07/27/2004 09:26:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GEORGE VAUGHN, whose name as CLOSING AGENT of AMERICAN HOMES AND LAND CORPORATION, an Alabama Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 16th day of July, 2004.



Notary Public

My commission expires: 3/26/05