

This instrument was prepared by

Send Tax Notice To: \_\_\_\_\_  
name \_\_\_\_\_

(Name) William H. Halbrooks  
1 Independence Plaza, Suite 704  
(Address) Birmingham, AL 35209

address: 20041007000556200 Pg 1/1 35.00  
Shelby Cnty Judge of Probate, AL  
10/07/2004 14:37:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }  
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty-eight Thousand, Sixty-seven and no/100-----  
(\$238,067.00) Dollars

to the undersigned grantor, Gibson & Anderson Construction, Inc.

a corporation,  
(herein referred to as GRANTOR), 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  
Todd J. Ketner and Kristi R. Ketner

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 196, according to the Survey of Phase Five, Caldwell Crossings, 2nd Sector, as recorded in Map Book 32, Page 103 A and B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 190,430.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$ 23,800.00 of the purchase price recited above was paid from a mortgage loan closed 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, by its member  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of September 19xx2004

ATTEST:

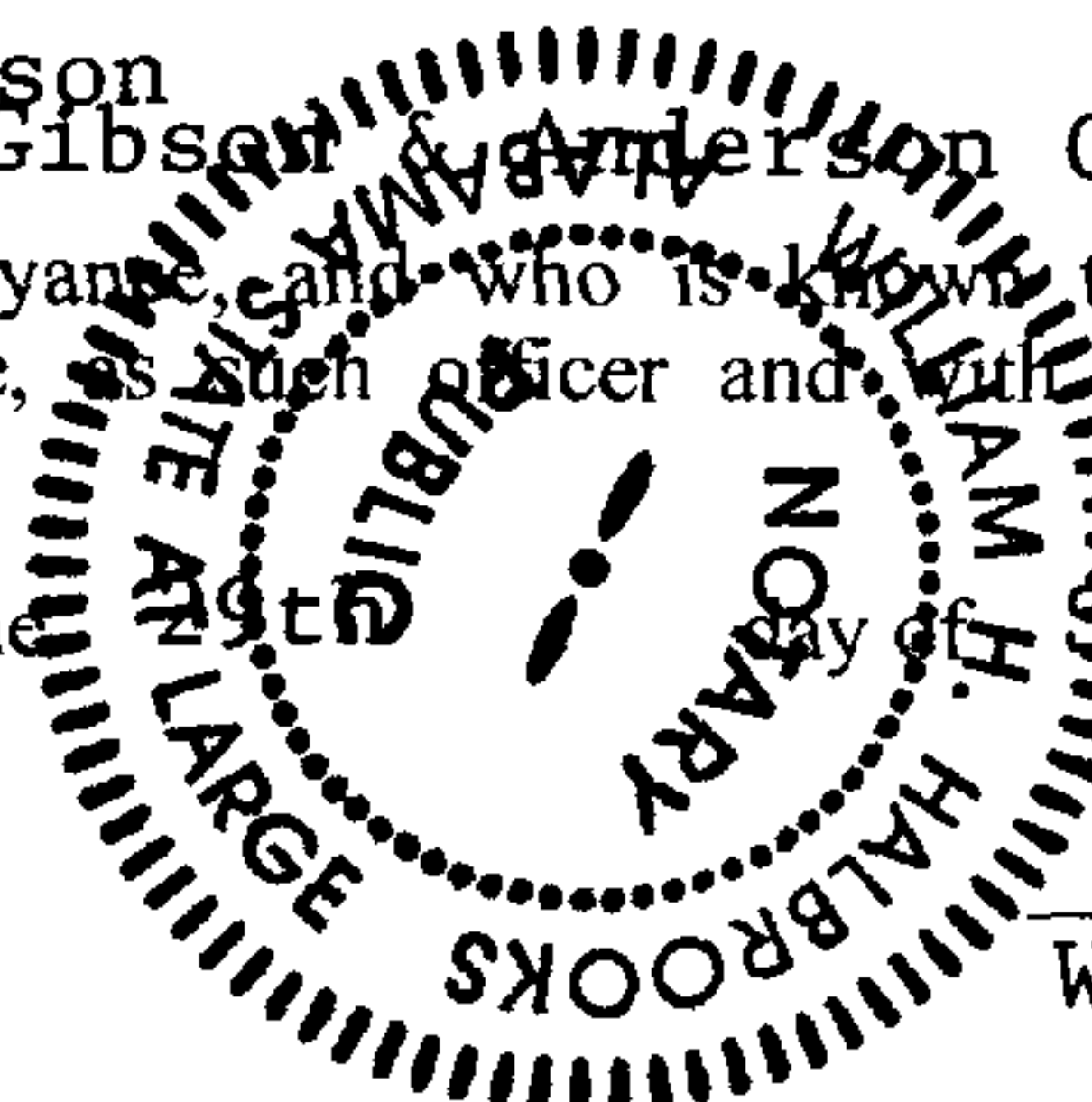
Gibson & Anderson Construction, Inc.

By Edward T. Anderson  
Edward T. Anderson

STATE OF Alabama }  
COUNTY OF Jefferson }

I, the undersigned  
State, hereby certify that Edward T. Anderson a Notary Public in and for said County in said  
whose name as Vice president of Gibson & Anderson Construction, Inc.  
a corporation, 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 for and as the act of said corporation,

Given under my hand and official seal, this the 29th day of September 19xx 2004



William H. Halbrooks  
William H. Halbrooks

Notary Public