

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Johnny L. Key and Donice Key  
920 Highland Lakes Lane  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Nine Thousand Three Hundred Sixty and 00/100 (\$209,360.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Kathy Joseph, as Personal Representative of the Estate of Doug Joseph, deceased and Kathy A. Joseph, an unmarried woman**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Johnny L. Key and Donice Key**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See the attached Exhibit "A".**

Subject To:

Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

Kathy A. Joseph being the surviving grantee in the certain deed recorded in Inst. No. 2001-48554, the other grantee, L. Douglas Joseph, having died on September 2, 2004.


L. Douglas Joseph is one and the same as Doug Joseph.  
Kathy A. Joseph is one and the same as Kathy Joseph.

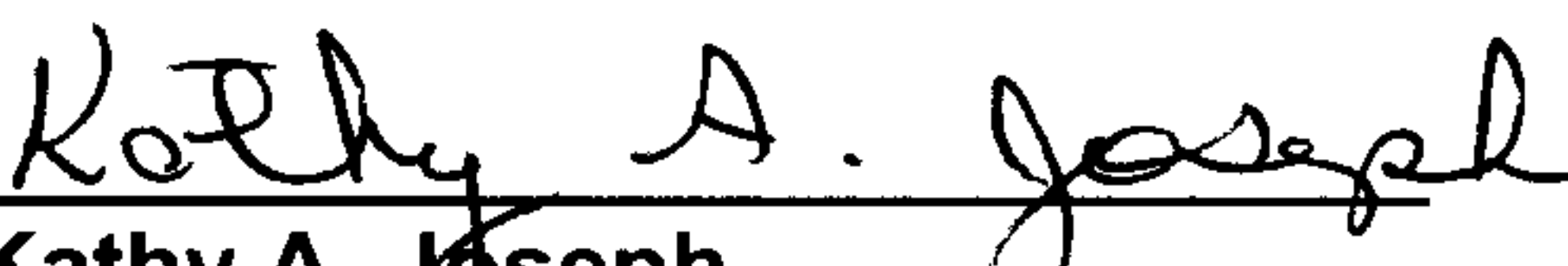
\$185,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **19th** day of **October, 2004**.

  
Kathy Joseph, as Personal Representative of the  
Estate of Doug Joseph, deceased

  
Kathy A. Joseph

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA                    )  
  :  
COUNTY OF JEFFERSON            )

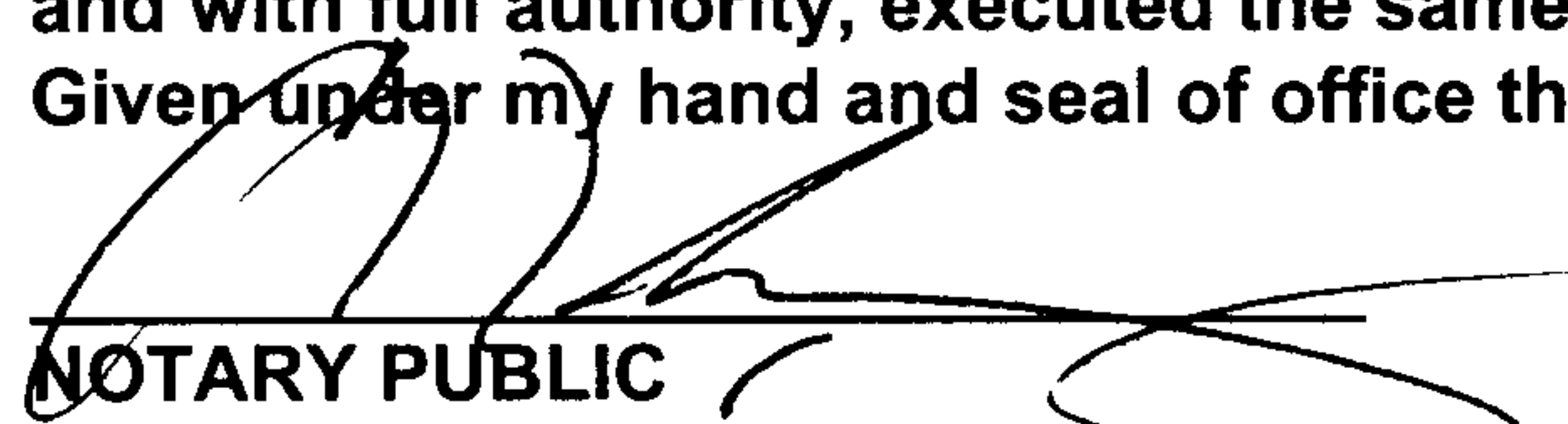
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kathy A. Joseph , whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of October, 2004.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 6-5-2007

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Kathy Joseph, whose name as Personal Representative of The Estate of Doug Joseph, deceased, 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, she, as such personal representative and with full authority, executed the same voluntarily for and as the act of said Estate.  
Given under my hand and seal of office this the 19th day of October, 2004.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 6-5-2007



**EXHIBIT A**  
**LEGAL DESCRIPTION**

From a pine knot in a rock pile at the Northeast corner of Section 25, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence West along the North boundary of said Section 25 for a distance of 1301.70 feet to a 5/8 inch rebar accepted as the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 25, said point being 4056.37 feet East of a railroad rail at the Northwest corner of said Section 25, thence turn 86 degrees 21 minutes 18 seconds left and run 1331.76 feet along the accepted West boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 25 to a 5/8 inch rebar accepted as the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 25; thence turn 01 degrees 33 minutes 31 seconds left and run 470.70 feet along the accepted West boundary of said Southeast 1/4 of the Northeast 1/4 to a 1/2 inch rebar in the center of Sycamore Road (no designated R.O.W.), said point being 874.31 feet North of a pine knot in a rock pile accepted as the Southwest corner of said Southeast 1/4 of the Northeast 1/4; thence turn 89 degrees 14 minutes 07 seconds left and run 219.50 feet along said road centerline and the following courses: 05 degrees 55 minutes 37 seconds left for 57.98 feet; 05 degrees 38 minutes 34 seconds left for 92.98 feet; thence 05 degrees 01 minutes 55 seconds left for 136.09 feet; 01 degrees 24 minutes 28 seconds right for 96.15 feet; 06 degrees 49 minutes 44 seconds right for 138.13 feet; 03 degrees 30 minutes 11 seconds right for 177.73 feet; 21 degrees 35 minutes 46 seconds left for 45.08 feet; 08 degrees 43 minutes 20 seconds left for 121.53 feet; 10 degrees 47 minutes 14 seconds right for 38.01 feet; 10 degrees 49 minutes 49 seconds right for 124.68 feet; 13 degrees 27 minutes 15 seconds left for 52.68 feet; 07 degrees 37 minutes 32 seconds left for 48.18 feet; thence turn 12 degrees 00 minutes 11 seconds right and run 50.12 feet along said road centerline to a 1/2 inch rebar on the accepted East boundary of aforementioned Southeast 1/4 of the Northeast 1/4; thence turn 68 degrees 09 minutes 08 seconds left and run 207.47 feet along the accepted East boundary of said Southeast 1/4 of the Northeast 1/4 to a 1/2 inch pipe accepted as the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 20 South, Range 1 West; thence continue along said course for a distance of 1330.22 feet along the accepted East boundary of said Northeast 1/4 of the Northeast 1/4 to the point of beginning of herein described parcel of land; situated in the East 1/2 of the Northeast 1/4 of Section 25, Township South, Range 1 West, Shelby County, Alabama,

K.D.