

SEND TAX NOTICE TO: DONNA KEPNER FORD AND RANDY C. FORD
109 GREENFIELD LANE
ALABASTER, ALABAMA 35007

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF SHELBY:

20050208000063690 Pg 1/1 171.00
Shelby Cnty Judge of Probate, AL
02/08/2005 12:17:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$159,900.00
and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein,
the receipt whereof, is hereby acknowledged I/we, **JOANN R. DUKE and HOYT A. DUKE, WIFE AND
HUSBAND**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **DONNA
KEPNER FORD and RANDY C. FORD**, (herein referred to as GRANTEE(S) 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 the **County of SHELBY, and State of
Alabama**, to-wit:

LOT 20 ACCORDING TO THE SURVEY OF GREENFIELD SECTOR 1, AS RECORDED IN MAP BOOK
15, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

JOANN R. DUKE IS FORMERLY KNOWN AS JOANN R. OWEN

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANNEES 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 their heirs and assigns of such survivor forever, together with every
contingent remainder and right of reversion.

And I/we do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said
GRANNEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that they are free
from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANNEES, their heirs and
assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions,
easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said
property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of January, 2005.

Joann R. Duke (L.S.) A/k/a Joann R. Owen
JOANN R. DUKE
A/k/a JOANN R. OWEN
Hoyt A. Duke (L.S.)
HOYT A. DUKE

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that JOANN R. DUKE and HOYT A. DUKE, whose
name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day,
that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same

bears date

Given under my hand official seal this 31st day of January, 2005.

Christopher P. Mooley
Notary Public
My commission exp: _____

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05