20060427000196870 1/2 \$202.00 Shelby Cnty Judge of Probate, AL 04/27/2006 08:41:38AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY: DOUGLAS L. KEY, ATTORNEY AT LAW POST OFFICE BOX 360345 BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO: STEVE NORDNESS and wife, LESLIE NORDNESS 1533 FAIRWAY VIEW DRIVE BIRMINGHAM, ALABAMA 35244

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 ONE HUNDRED EIGHTY EIGHT THOUSAND AND NO/100 DOLLARS (\$188,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, DOUGLAS L. KEY and wife, DEBORAH L. KEY, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto STEVE NORDNESS and wife, LESLIE NORDNESS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Begin at a point located as follows: From the Southwest corner of Southeast 1/4 of Northeast 1/4 of Section 29, Township 19 South, Range 2 West, run East along South line of Southeast 1/4 of Northeast 1/4 a distance of 662.26 feet to the point of beginning, from the said point of beginning, turn an angle left 90 degrees 25 minutes 45 seconds and run a distance of 328.67 feet, thence turn an angle right of 91 degrees 24 minutes 30 seconds and run a distance of 306.10 feet, thence turn an angle to the right of 88 degrees 35 minutes 15 seconds and run a distance of 278.68 feet, thence turn an angle right of 83 degrees 24 minutes 15 seconds and run a distance of 308.13 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

- 1. Taxes for the year 2006, which are a lien but not yet due and payable until October 1, 2006.
- 2. Less and except any part of subject property lying within any road right-of-way.
- 3. Restrictions appearing of record in Volume 261, Page 831.
- 4. Right-of-way granted to Alabama Power Company recorded in Volume 104, Page 322.
- 5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24TH day of APRIL, 2006.

DEBORAH L. KEY

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STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that DOUGLAS L. KEY and wife, DEBORAH L. KEY, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24TH day of APRIL, 2006.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARG MY COMMISSION EXPIRES: Oct 31, 2007

BUNDED THRU NOTARY PUBLIC UNDERWRITER

Shelby County, AL 04/27/2006 State of Alabama

Deed Tax:\$188.00