20060509000216980 1/2 $657.00
Shelby Cnty Judge of Probate,AL
05/09/2006 08:51:34AM 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:
DOUGLAS L. KEY and wife, DEBORAH L. KEY
729 CHASE BROOK CIRCLE
HOOVER, 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 SIX HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($640,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, EDWARD V. BACHOFER AS EXECUTOR OF THE ESTATE OF CLAIRE E. BACHOFER, PROBATE CASE #185436, EDWARD V. BACHOFER AS TRUSTEE OF THE FAMILY TRUST ESTABLISHED UNDER THE WILL OF CLAIRE E. BACHOFER, PROBATE CASE #185436, and EDWARD V. BACHOFER, individually, a married man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DOUGLAS L. KEY and wife, DEBORAH L. KEY, (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:

Lot 11, according to the Survey of Chase Park Estates, as recorded in Map Book 11, Page 39 A & B, in the Probate Office of Shelby County, Alabama; being 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. Building setback line of 40 feet reserved from Street as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 145, Page 137, in the Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 143, Page 407 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 111, Page 625 in the Probate Office.
6. Easements as shown by recorded plat, including easements 7.5 feet on the West side, a 10 feet on the North side and irregular easements on the East and Southeast sides of the lot.
7. Riparian Rights, if any, in and to the use of said creek.

THE HEREIN ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREIN ABOVE NAMED GRANTOR AND HIS SPOUSE.

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 I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

20060509000216980 2/2 $657.00
Shelby Cnty Judge of Probate, AL
05/09/2006 08:51:34AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5TH day of MAY, 2006.

Edward V. Bachofer
EDWARD V. BACHOFER AS EXECUTOR OF THE ESTATE OF CLAIRE E. BACHOFER, PROBATE CASE #185436

Edward V. Bachofer
EDWARD V. BACHOFER AS TRUSTEE OF THE FAMILY TRUST ESTABLISHED UNDER THE WILL OF CLAIRE E. BACHOFER, PROBATE CASE #185436

Edward V. Bachofer
EDWARD V. BACHOFER, individually

Shelby County, AL 05/09/2006
State of Alabama

Deed Tax:$640.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that EDWARD V. BACHOFER whose name as EXECUTOR OF THE ESTATE OF CLAIRE E. BACHOFER, PROBATE CASE #185436, 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 Executor and with full authority, executed the same voluntarily on the day the same bears date on behalf of the Estate of Claire E. Bachofer.

Given under my hand and official seal this 5TH day of MAY, 2006.

NOTARY PUBLIC
My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 13, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that EDWARD V. BACHOFER whose name as TRUSTEE OF THE FAMILY TRUST ESTABLISHED UNDER THE WILL OF CLAIRE E. BACHOFER, PROBATE CASE #185436, 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 Trustee and with full authority executed the same voluntarily on the day the same bears date on behalf of the Family Trust Established under the Will of Claire E. Bachofer.

Given under my hand and official seal this 5TH day of MAY, 2006.

NOTARY PUBLIC
My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 13, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that EDWARD V. BACHOFER, individually, a married man, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5TH day of MAY, 2006.

NOTARY PUBLIC
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 13, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS