

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

20070808000371260 1/1 \$111.00
Shelby Cnty Judge of Probate, AL
08/08/2007 01:52:51PM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED DOLLARS & 00/100--- (\$229,900.00) and other valuable considerations to the undersigned GRANTOR(S) GRACE H. KEY, INDIVIDUALLY & AS TRUSTEE OF THE KEY REVOCABLE TRUST, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTORS does by these presents GRANT, BARGAIN, SELL and CONVEY unto MATTHEW J. MCDONALD AND SARAH P. MCDONALD, hereinafter 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 County of Shelby, State of Alabama, to-wit:

LOT 43, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 3, AS RECORDED IN MAP BOOK 24, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

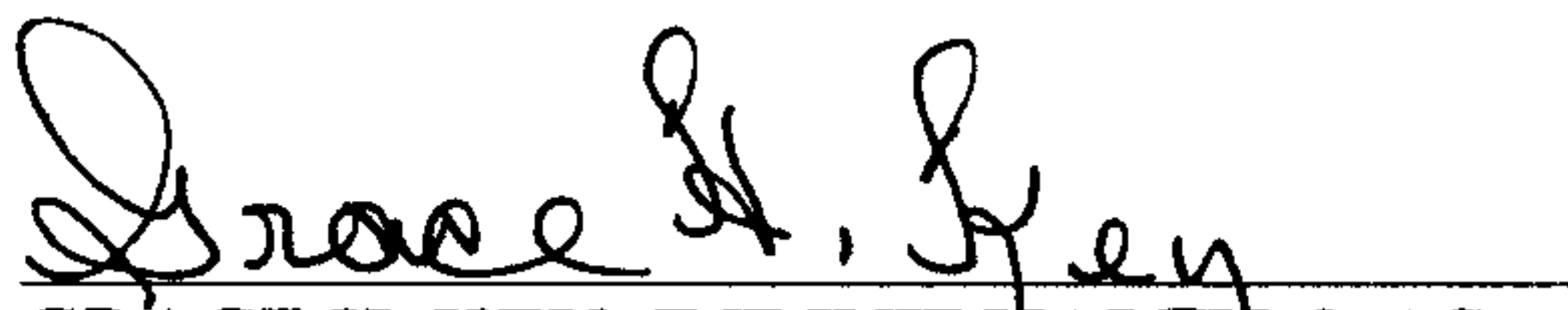
\$129,900.00 OF THE PROCEEDS RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY OF RECORD AND AD VALOREM TAXES FOR 2007 WHICH ARE NOT DUE AND PAYABLE AS OF YET.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together 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 GRANTEES, 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims 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, I/we have hereunto set my/our hand and seal, this the 2ND day of August, 2007.


GRACE H. KEY, INDIVIDUALLY & AS
TRUSTEE OF THE KEY REVOCABLE TRUST.

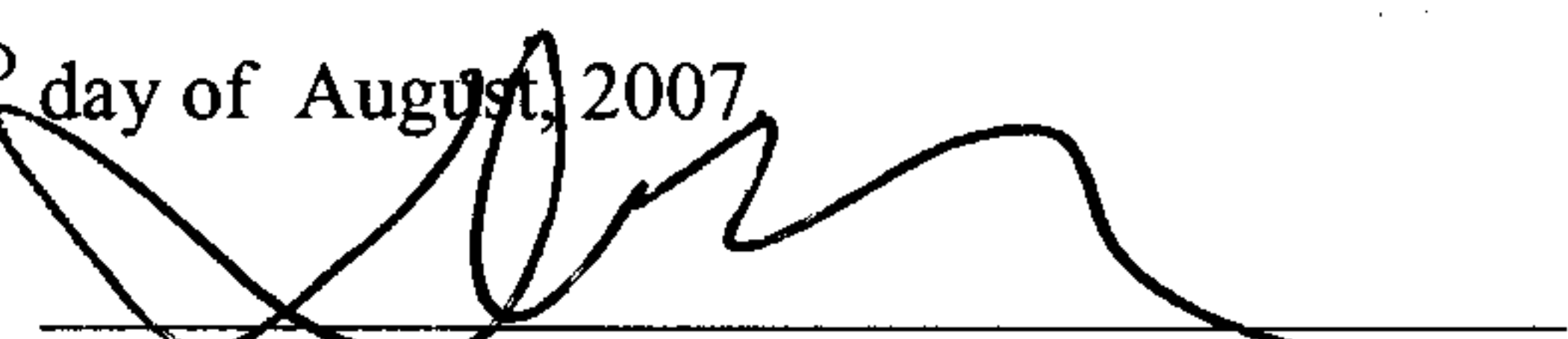
STATE OF ALABAMA
COUNTY OF JEFFERSON

Shelby County, AL 08/08/2007
State of Alabama
Deed Tax: \$100.00

I, the undersigned, a Notary Public in and for said county and state hereby certify that) GRACE H. KEY, INDIVIDUALLY & AS TRUSTEE OF THE KEY REVOCABLE TRUST, whose name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she has individually and in her capacity as Trustee of the Key Revocable Trust executed the same voluntarily and with full authority on the day the same bears date.

GIVEN under my hand and seal this the 2ND day of August, 2007

My Comm. Exp.:


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, AL 35243

SENT TAX NOTICE TO:
MATTHEW J. MCDONALD
4605 GUILFORD COVE
BIRMINGHAM, AL. 35242

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10