

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Phillip Key, c/o Carolyn Key
286 Wilderness Trail
Alabaster, AL 35007

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **HEROL H STONE AND WIFE EVELYN T STONE**, of 285 Wilderness Trail, do grant, bargain, sell, and convey unto **PHILLIP MICHAEL KEY AND WIFE RACHEL RUTH KEY**, of c/o 286 Wilderness Trail, Alabaster, AL 35007 (herein referred to as grantees, whether one or more) 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 Shelby County, Alabama, to-wit

Lot 1, according to a survey of S M Allen, Ala Licensed Land Surveyor 12944, dated 19 June 2007, and approved by the City of Alabaster Planning & Zoning Commission, the Shelby County Environmental Health Office, and the City of Alabaster, and recorded at Map book 38, page 128 of the Shelby County Probate Office.

Source of title: a warranty deed from David B Clayton to grantors herein, executed 12 February 1977 and recorded 04 March 1977 at deed book 304, pages 66-7 of the Shelby County Alabama probate records.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death

of any 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 of reversion.

HEROL H STONE AND EVELYN T STONE, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors 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, **HEROL H STONE AND EVELYN T STONE**, have set our hands and seals, this 28 August 2007.

Witness:

Steven Sears

Herol H. Stone (Seal)
HEROL H STONE

Steven Sears

Evelyn T. Stone (Seal)
EVELYN T STONE

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **HEROL H STONE AND EVELYN T STONE**, whose names are signed to the foregoing conveyance, and who are (made) 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 28 August 2007.

Shelby County, AL 08/30/2007
State of Alabama

Deed Tax: \$10.00

Steven Sears
Notary public

My Commission Expires 07 March 2010