

Send tax notice to:

NANCY KEY LINDSAY
3 BELLERIVE KNOLL
SHOAL CREEK, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010280

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE THOUSAND AND 00/100THS Dollars (\$5,000.00) in hand paid to the undersigned, (hereinafter referred to as "Grantors") by BRUCE M. KEY, a married person – (AS TO 4% INTEREST) and NANCY KEY LINDSAY, a married person – (AS TO 4% INTEREST) (hereinafter referred to as Grantees") JANE M. KEY GST EXEMPT TRUST B F/B/O NANCY KEY LINDAY, AS ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF JANE M, KEY, DECEASED, PROBATE CASE #PR 2008-0007868, SHELBY COUNTY, ALABAMA, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 138-A, ACCORDING TO A RESURVEY OF LOTS 114, 118, 119, 120, 129, 130, 137, 138, AND 143 OF SHOAL CREEK, AS RECORDED IN MAP BOOK 7, PAGE 20, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR(S) NOR THEIR RESPECTIVE SPOUSE(S).

SUBJECT TO:

1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not due and payable until October 1, 2010.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 129, page 294.
3. Restrictions appearing of record in Misc. Book 19, page 861; Misc. Book 23, page 564, amended in Misc. Book 23, page 567; and Real volume 370, page 938; Real Volume 298, page 889; and Real Volume 298, page 918.
4. Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Deed Book 306, page 242 and Deed Book 356, page 420.
5. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 308, page 651; Deed Book 318, page 588; Real Volume 133, page 599; Instrument #1994-11677; and Real Volume 62, page 610.
6. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Misc. Book 26, page 746 and Misc. Book 26 page 848.
7. Terms, agreements and right of way to Alabama Power Company as recorded in Instrument #1993-24581 and Instrument #2002-6363.
8. Rights of way, easements, and rights in connection therewith granted to The Water Works Board of the City of Birmingham, recorded in Deed Book 301, page 298.

\$250,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, has hereunto set his/her hand and seal
this the 23rd day of July, 2010.

Bruce M. Key
BRUCE M. KEY (AS TO 4% INTEREST)

Nancy Key Lindsay
NANCY KEY LINDSAY (AS TO 4% INTEREST)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRUCE M. KEY, a married person – (AS TO 4% INTEREST) and NANCY KEY LINDSAY, a married person – (AS TO 4% INTEREST), whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of July, 2010.

Charles Stewart, Jr.
Notary Public
Print Name: Charles Stewart, Jr.
Commission Expires: APRIL 13 2012
ALABAMA
NOTARY PUBLIC
J-12