

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

PLEASE SEND TAX NOTICE TO:
DOUGLAS KEY and wife, DEBORAH KEY
POST OFFICE BOX 2157
ALABASTER, ALABAMA 35007

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 THREE HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$365,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, JAMES D. NEFF and wife, KIMBERLY A. NEFF, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DOUGLAS KEY and wife, DEBORAH 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 17, according to the survey of Paradise Cove as recorded in Map Book 15, Page 77, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

AND ALSO, A parcel of land situated in the South ½ of the Southeast quarter of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found at the Northeast corner of Lot 17, Paradise Cove, as recorded in Map Book 15, on Page 77, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeast along the East line of said Lot 17 for a distance of 69.69 feet to a P.I. point on said Lot 17; thence turn an angle to the right of 01 degrees, 41 minutes, 11 seconds and run in a Southeasterly direction along the East line of said Lot 17 for a distance of 38.91 feet to an iron pin found at the Northeast corner of Lot 16 in said Paradise Cove; thence turn an angle to the left of 85 degrees, 24 minutes, 01 seconds and run in an Easterly direction along an extension of the South line of said Lot 17 and the North line of said Lot 16 for a distance of 66.74 feet to a point; thence turn an angle to the left of 105 degrees, 41 minutes, 47 seconds and run in a Northwesterly direction for a distance of 43.27 feet to a point; thence turn an angle to the right of 78 degrees, 53 minutes, 59 seconds and run in a Northeasterly direction for a distance of 8.51 feet to a point; thence turn an angle to the left of 35 degrees, 15 minutes, 50 seconds and run in a Northeasterly direction for a distance of 25.77 feet to a point; thence turn an angle to the left of 21 degrees, 26 minutes, 10 seconds and run in a Northeasterly direction for a distance of 30.87 feet to a point; thence turn an angle to the left of 12 degrees, 59 minutes, 35 seconds and run in a Northerly direction for a distance of 23.43 feet to an iron pin found on the South line of Lot 18A, A Resurvey of Lot 18 of Paradise Cove, Phase I and Acreage, as recorded in Map Book 27, on Page 93, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 92 degrees, 49 minutes, 23 seconds and run in a Westerly direction along the South line of said Lot 18A for a distance of 87.45 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2010, which are a lien but not yet due and payable until October 1, 2010.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Book 365, Page 667 and in Map Book 15, Page 77 in the Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 241, Page 838, Deed 143, Page 444, Deed Book 213, Page 346, Deed Book 133, Page 281 in the Probate Office.
4. Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed 337, Page 673 in the Probate Office.



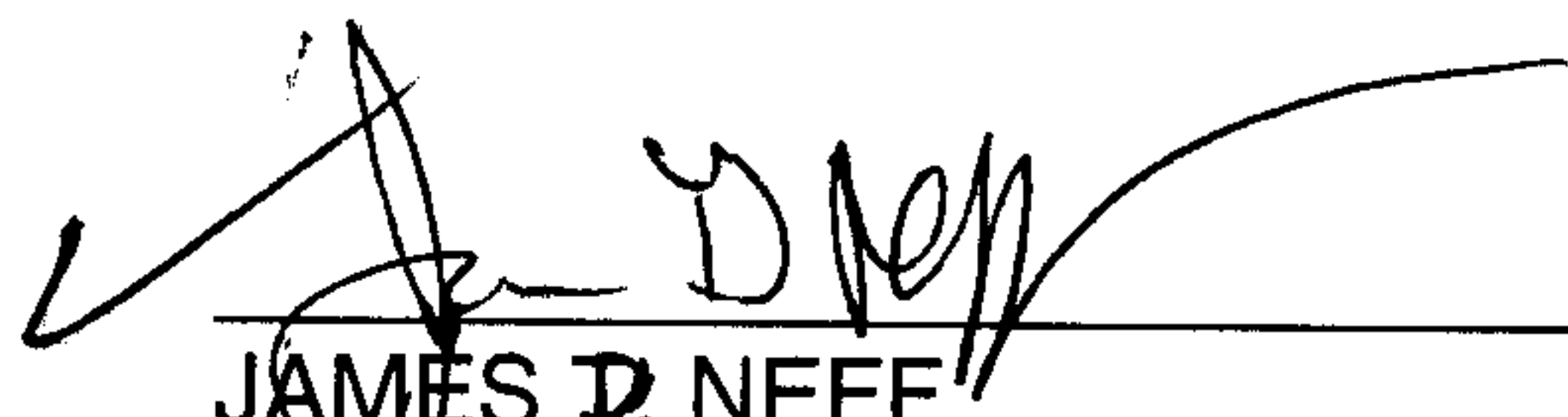
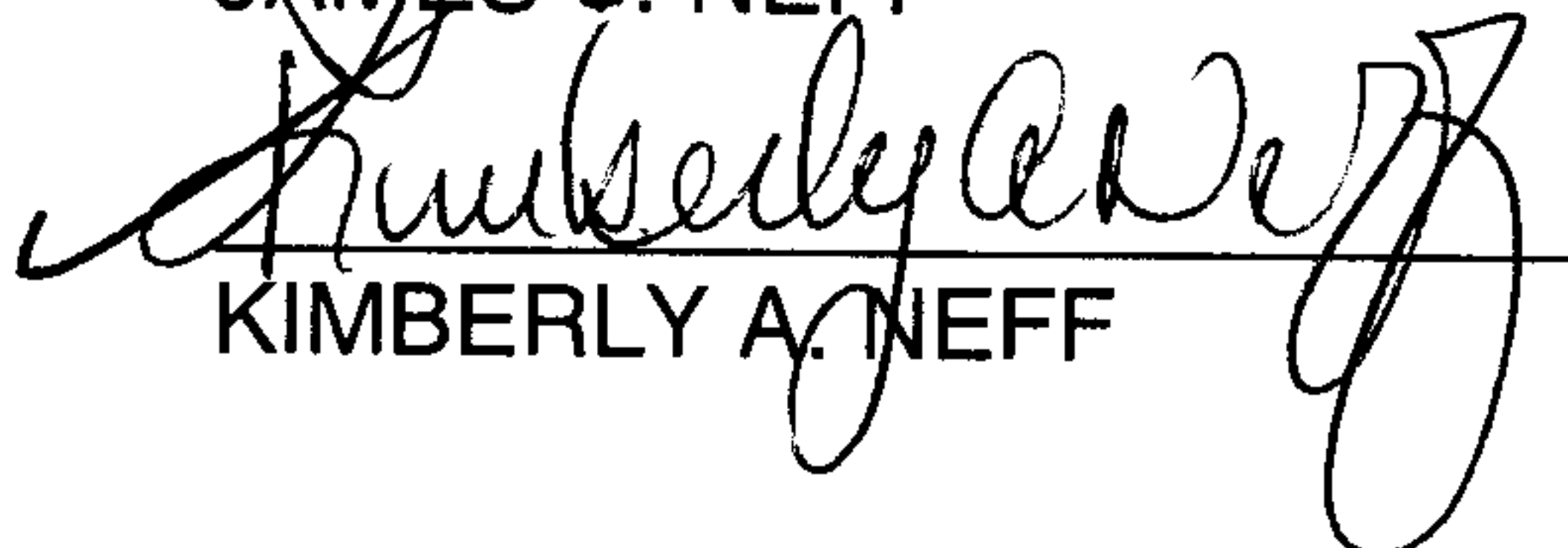
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Shelby Cnty Judge of Probate, AL
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5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed 330, Page 855 and Deed 337, Page 673 in the Probate Office.
6. Riparian and other rights created by the fact that the land fronts on Lay Lake,
7. Less and except any portion of land lying within Lay Lake.
8. Flood Rights to Alabama Power Company recorded in Deed 241, Page 838 and Deed 246, Page 714.
9. Easement(s) to Alabama Power Company as shown and recorded in Deed Book 241, Page 838 and Deed Book 246, Page 714 in Probate Office.
10. Agreement and Lease with The Anschutz Corporation, as recorded in Deed Book 330, Page 855 in the Probate Office.
11. A 35 foot building setback line from Paradise Cove Lane as recorded in Map Book 15, Page 77.

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 16TH day of AUGUST, 2010.


JAMES D. NEFF

KIMBERLY A. NEFF

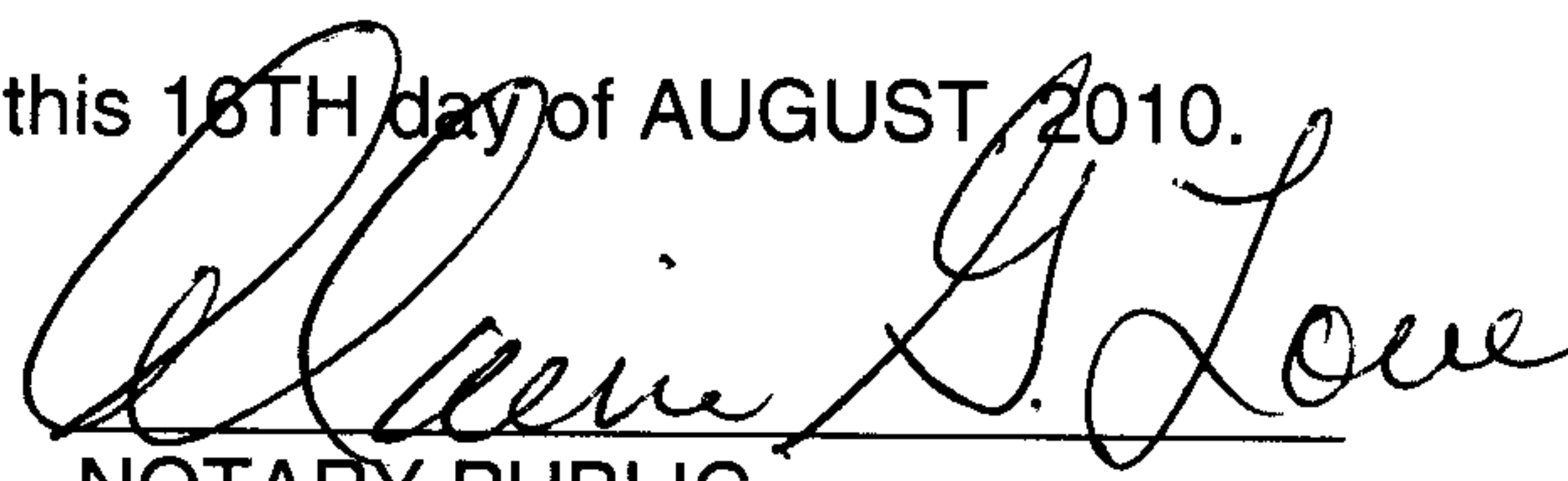
STATE OF ALABAMA

COUNTY OF SHELBY

Deed Tax : \$365.00

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JAMES D. NEFF and wife, KIMBERLY A. NEFF, 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 16TH day of AUGUST 2010.


NOTARY PUBLIC
My Commission Expires: 10/31/2011