

Send tax notice to:

JOSHUA BUNCH
103 PINTAIL DRIVE
PELHAM, AL 35124

This instrument prepared by:
CHARLES D. STEWART, JR.
✓ Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) in hand paid to the undersigned, JOHN J. STAED AND JACQUELINE STAED, HUSBAND AND WIFE (hereinafter referred to as "Grantor") by JOSHUA BUNCH AND CANDACE STAED (hereinafter referred to as Grantees"), 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 3, ACCORDING TO THE SURVEY OF MALLARD POINTE FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

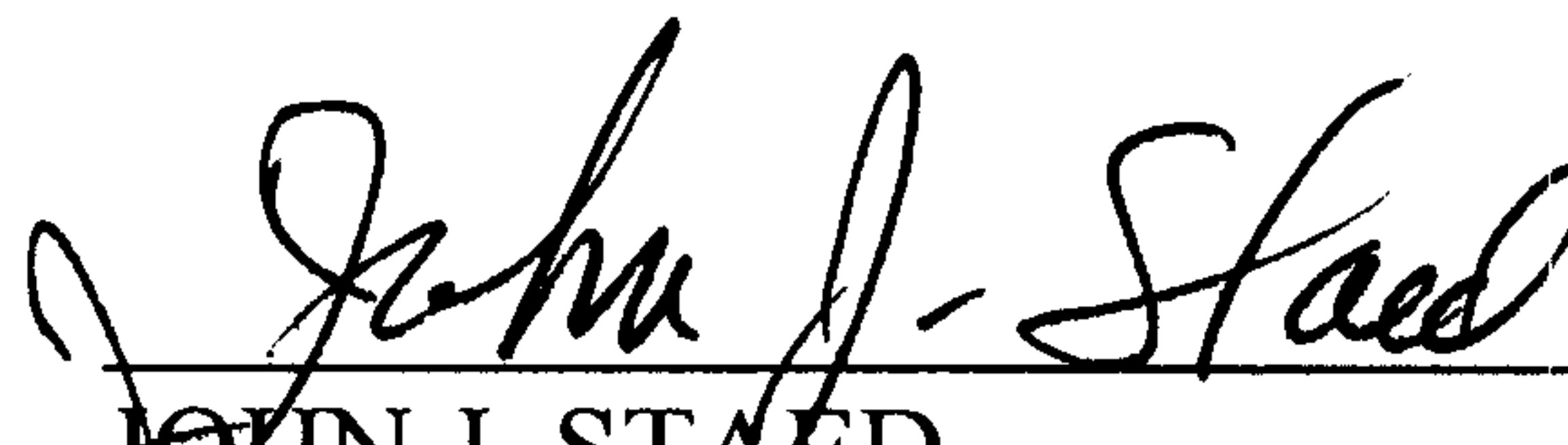
SUBJECT TO:

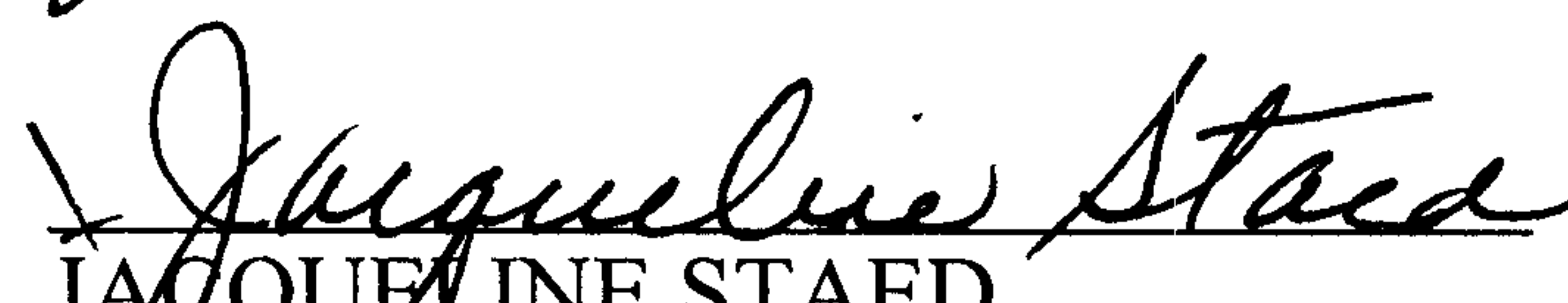
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$215,000.00 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 Grantor, has hereunto set his/her hand and seal
this the 16TH day of AUGUST, 2006.


JOHN J. STAED


JACQUELINE STAED

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JOHN J. STAED AND JACQUELINE STAED, 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 instrument signed his/her/their names on
the day the same bears date.

Given under my hand and official seal this the 16th day of AUGUST, 2006.




Notary Public

Print Name:

Commission Expires:

Charles D. Stewart, Jr.

4-13-08