

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

PLEASE RETURN TO
David P. Condon, PC
100 Union Hill Drive
Suite 200
Birmingham, AL 35209
(205)871-2133

Send tax notice to:
George L. Berg Jr.
338 Creekside Lane
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELLBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Thirty-Four Thousand Five Hundred and 00/100 Dollars (\$234,500.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Stefan Mancuso and his wife Stephanie Tyler Roy Mancuso

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

George L. Berg Jr.

(hereinafter referred to as "Grantee") the following described real estate situated in Shellby County, Alabama to-wit:

See Exhibit "A"

\$187,600.00 of the proceeds come from a mortgage recorded simultaneously herewith.


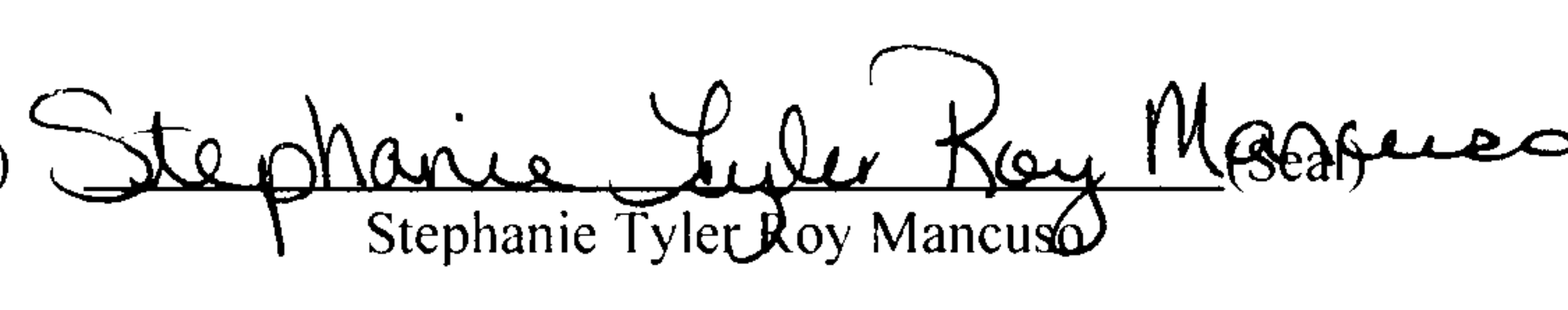
Stephanie Tyler Roy Mancuso and Stephanie Tyler Roy, grantee in deed executed on July 21, 2006 and recorded in Instrument 20060802000371520, are one and the same person.

Subject to: (1) 2008 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 21st day of December, 2007.

 (Seal)  (Seal)
Stefan Mancuso Stephanie Tyler Roy Mancuso

STATE OF ALABAMA)

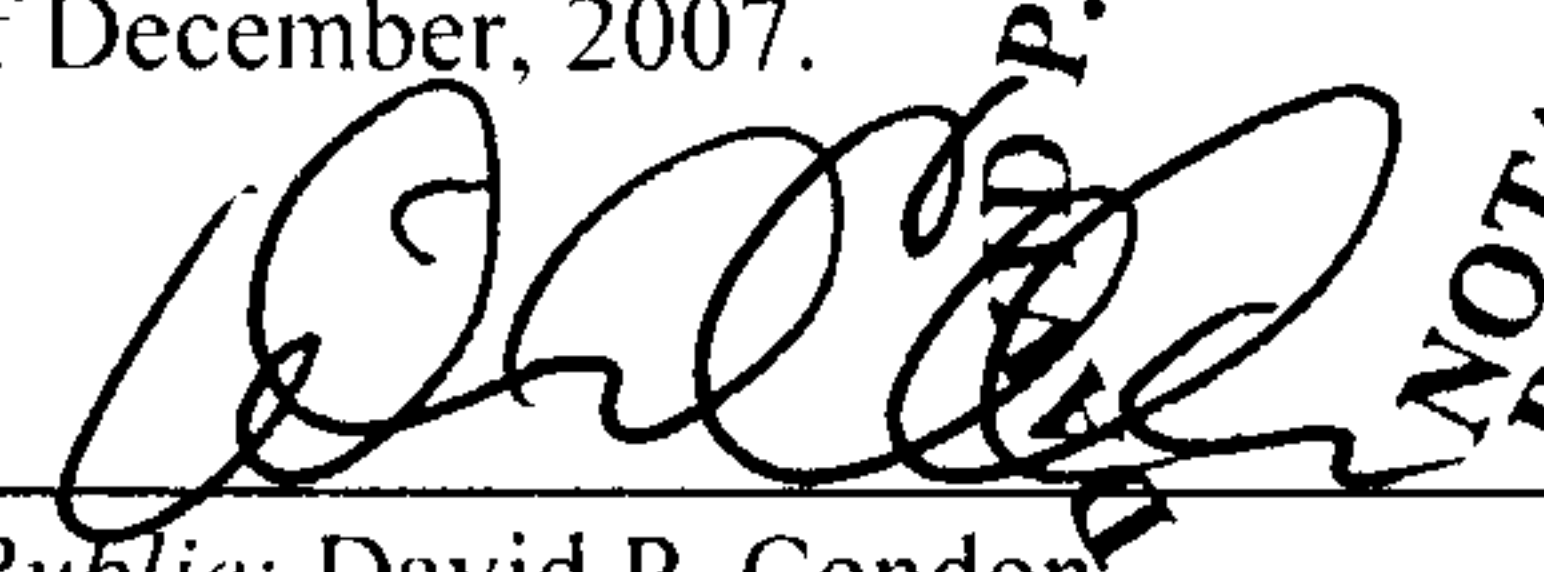
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Stefan Mancuso and Stephanie Tyler Roy Mancuso 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 21st day of December, 2007.

Shelby County, AL 01/10/2008
State of Alabama

Deed Tax: \$47.00


Notary Public: David P. Condon
My Commission Expires: 2-12-10

DAVID P. CONDON
NOTARY PUBLIC
ALABAMA STATE-AT-LARGE

Exhibit "A"

20080110000014270 2/2 \$61.00
Shelby Cnty Judge of Probate, AL
01/10/2008 12:55:18PM FILED/CERT

Lot 257, according to the Final Plat of Holland Lakes, Sector Two, as recorded in Map Book 36, Page 55, in the Judge of Probate of Shelby County, Alabama (the "Property").

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument No. 20050425000196100 in the Probate Office of Shelby County, Alabama (the "Declaration").

Stephan Marcuso
Stephanie Lyler Ray Marcuso