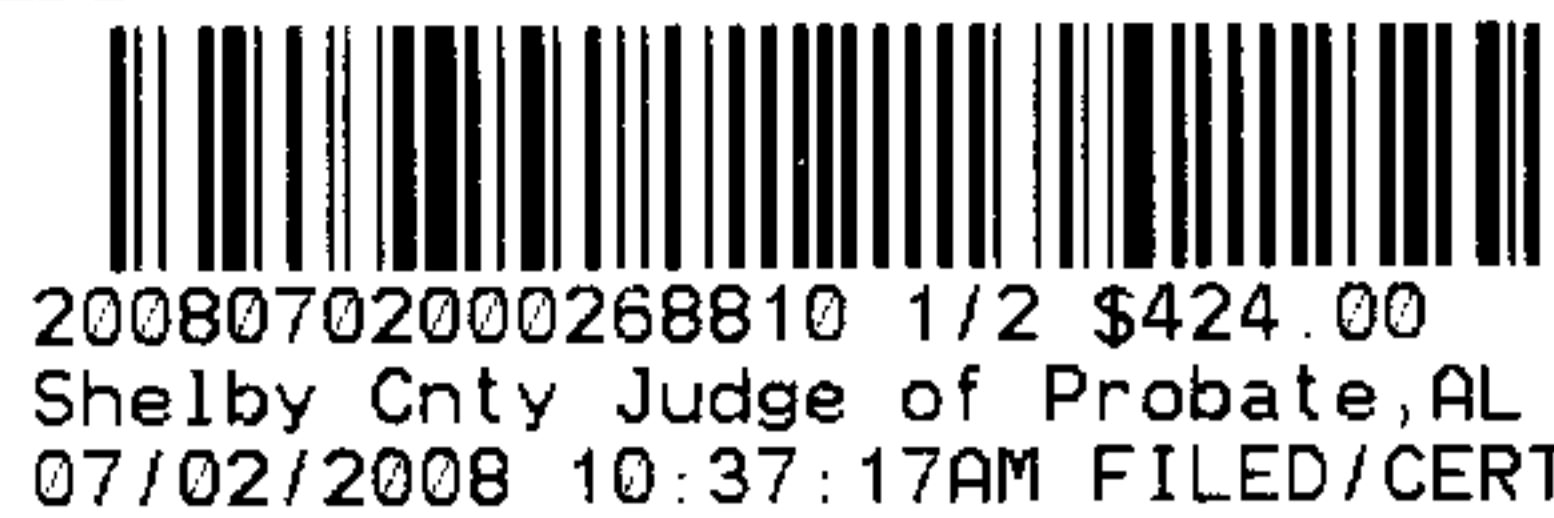


STATE OF ALABAMA

SEND TAX NOTICE TO:

SHELBY COUNTY



Frank & Wanda Calma
245 Normandy Lane
Chelsea, AL 35043

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Four Hundred Ten Thousand and 00/100 Dollars (\$410,000.00), to the undersigned grantor, Bedwell Development Corp., an Alabama Corporation (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt of which is hereby acknowledged by said GRANTOR does by these presents, **GRANT, BARGAIN, SELL AND CONVEY** to Frank Calma and Wanda Calma, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor 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 30, according to the survey of Courtyard Manor, a single family residential development, as recorded in Map Book 35, Page 144 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$65,000.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

This conveyance is subject to: Taxes for 2008 and subsequent years; all easements, rights-of-way, covenants and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEES, their heirs and assigns in fee simple forever, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The GRANTOR does for itself, its successors and assigns, covenant with GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 23RD day of June 2008

Bedwell Development Corp.

By Charles R. Bedwell (L.S.)
Its: President

STATE OF ALABAMA

JEFFERSON COUNTY



20080702000268810 2/2 \$424.00
Shelby Cnty Judge of Probate, AL
07/02/2008 10:37:17AM FILED/CERT

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Charles R. Bedwell, Jr., whose name as President of Bedwell Development Corp., an Alabama Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, he as such officer, and with full authority, executed the same voluntarily for and as the act of said Corporation

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23RD day of June 2008.

A handwritten signature in cursive script that reads "April C. Evans". The signature is written in black ink and is positioned above a horizontal line.

Notary Public

Commission Expires: 12/13/11

THIS INSTRUMENT PREPARED BY:

Alan Stabler, Attorney
1200 4th Ave N
Birmingham, AL 35203

Shelby County, AL 07/02/2008
State of Alabama

Deed Tax: \$410.00