

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

Send tax notice to:
Mike Roman
2167 Brook Highland Ridge
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Eight Hundred Thousand and 00/100 Dollars (\$800,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Christopher E. Sakaguchi and his wife Renee N. Sakaguchi

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

Mike Roman and Nancy Roman

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2207, according to the Survey of Brook Highland, 22nd Sector, an Eddleman Community, as recorded in Map Book 28, Page 81, in the Probate Office of Shelby County, Alabama.

Anthony Michael Roman is one and the same person as Mike Roman.

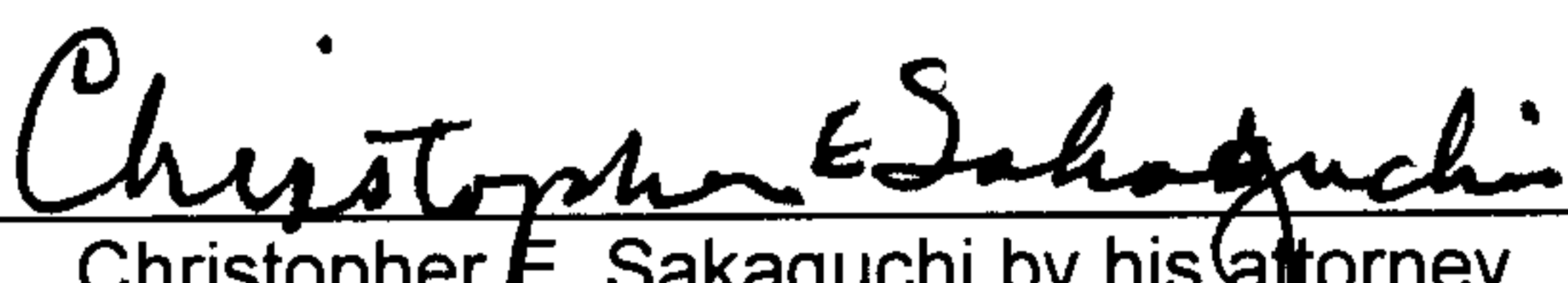

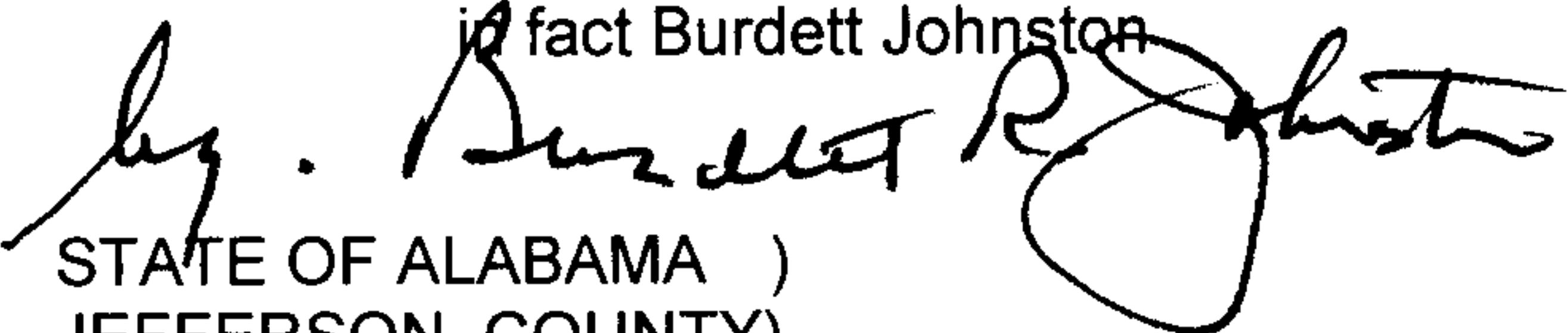
- Subject to:
- (1) 2010 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

Nancy E. Roman is one and the same person as Nancy Roman.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 10th day of December, 2009.

 (Seal)
Christopher E. Sakaguchi by his attorney
in fact Burdett Johnston
 (Seal)
Renee N. Sakaguchi by her attorney in fact
Burdett Johnston

STATE OF ALABAMA)
JEFFERSON COUNTY)

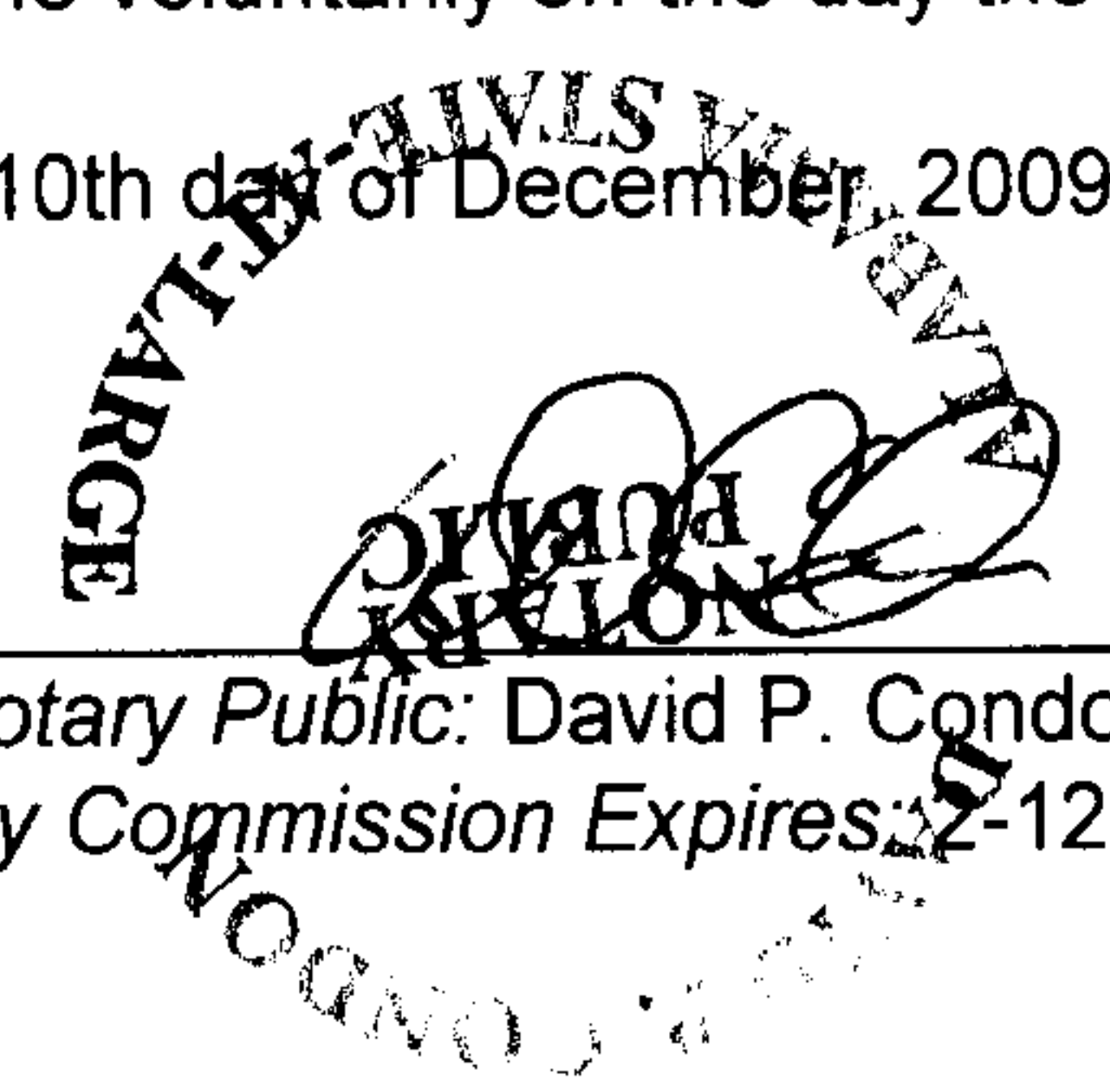
I, the undersigned Notary Public in and for said County, in said State, hereby certify that Burdett Johnston as attorney in fact for Christopher E. Sakaguchi and Renee N. Sakaguchi whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed in his capacity as attorney in fact for Christopher E. Sakaguchi and Renee N. Sakaguchi the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, 2009.

Shelby County, AL 12/30/2009

State of Alabama

Deed Tax : \$800.00


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