

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Sean Brooks  
307 Laurel Woods Lane  
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty thousand and 00/100 (\$130,000.00) DOLLARS [of which amount \$120,650.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jeffrey Alan Brooks and wife, Karen Brooks, and Elbert D. Brooks, Jr., and wife, Linda L. Brooks (herein referred to as grantors) do grant, bargain, sell and convey unto Sean Brooks (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

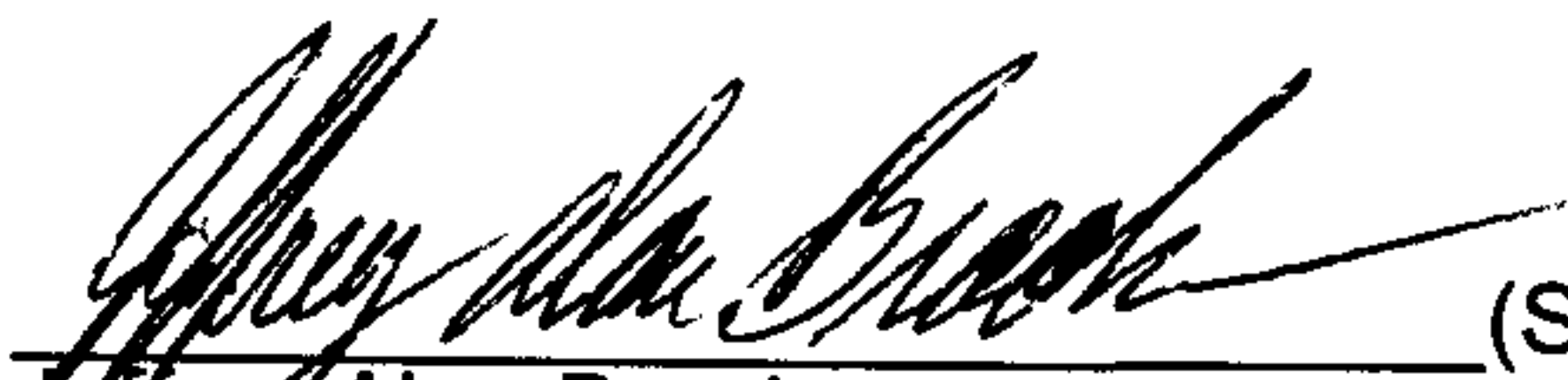
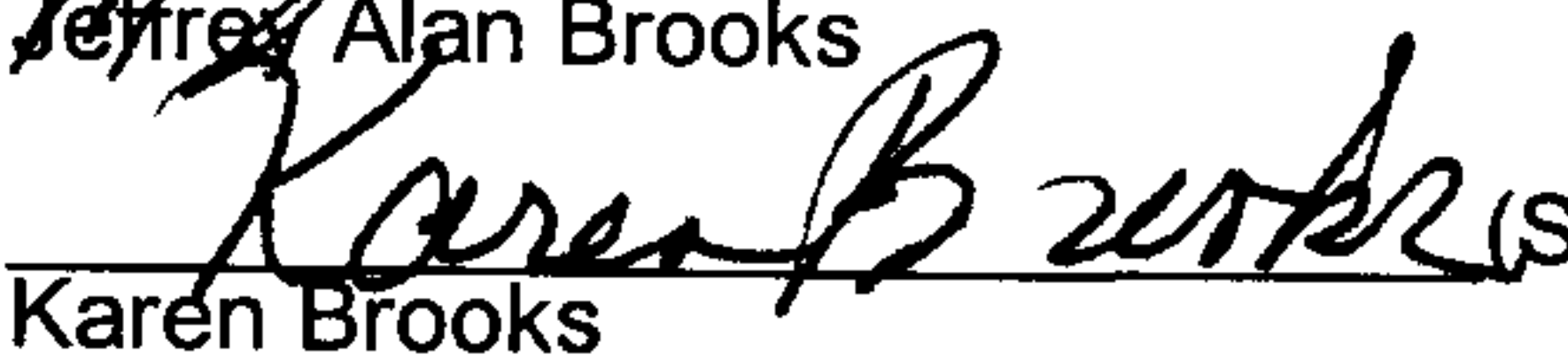
Lot 48, according to the Survey of Laurel Woods, as recorded in Map Book 16, Page 24, in the Probate Office of Shelby County, Alabama.

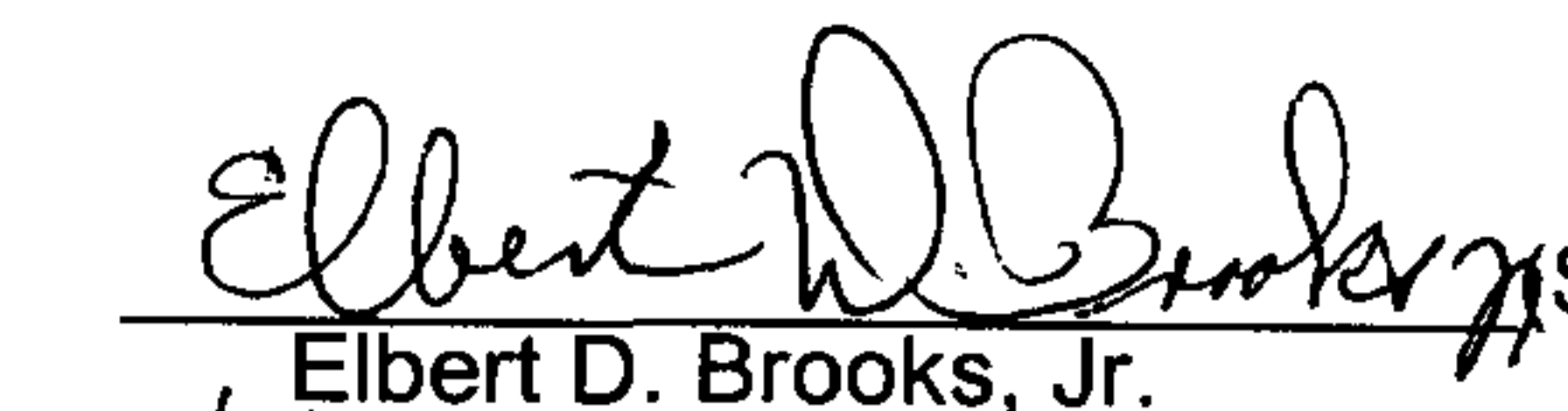

Subject to all rights of way, easements, covenants and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 21, 2002.

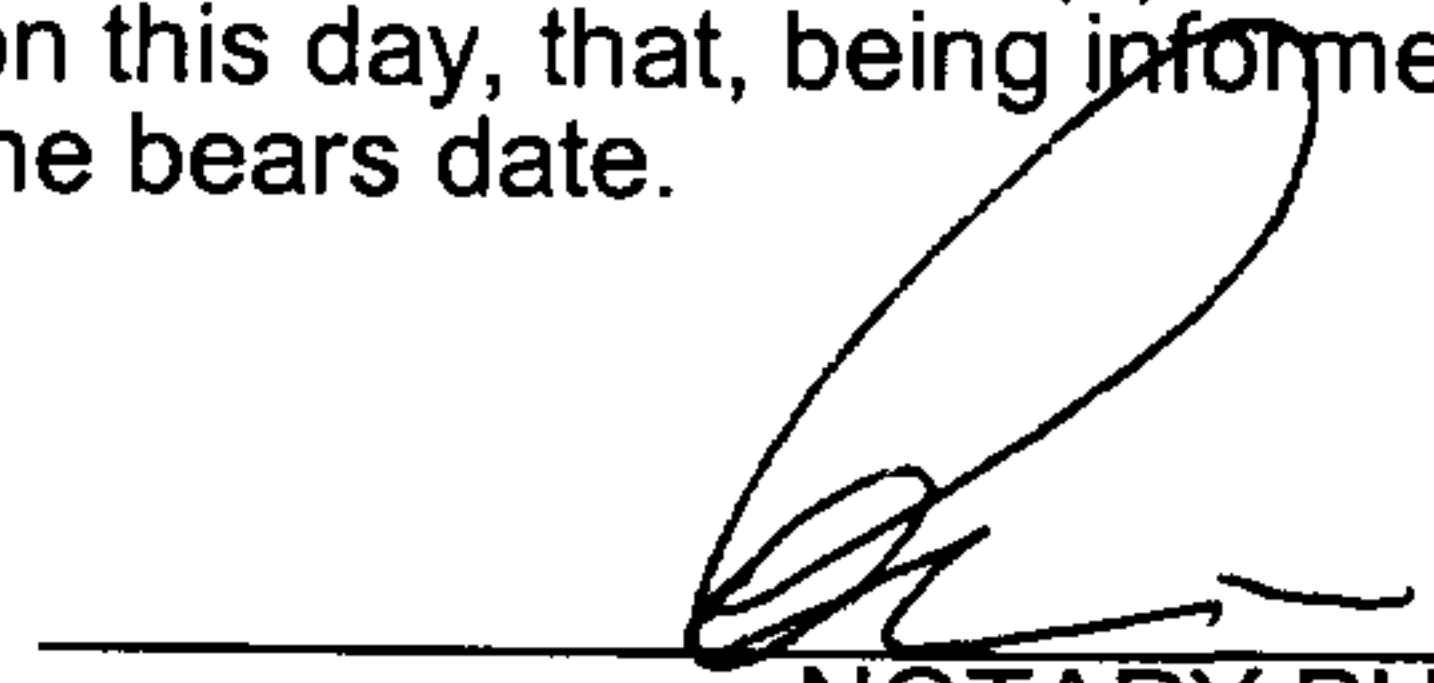
 (SEAL)  
Jeffrey Alan Brooks  
 (SEAL)  
Karen Brooks

 (SEAL)  
Elbert D. Brooks, Jr.  
 (SEAL)  
Linda L. Brooks

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Alan Brooks and wife, Karen Brooks, and Elbert D. Brooks, Jr. and wife, Linda L. Brooks, whose name(s) 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 on June 21, 2002.

  
NOTARY PUBLIC

My commission expires: 4-6-04