

This instrument prepared by:
William S. Hereford
Burr & Forman LLP
3100 SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203

TITLE NOT EXAMINED
Send Tax Notice To:

Joseph T. Rodgers
15287 Top of the Hill
Los Gatos, CA 95032

QUIT CLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Fourteen Thousand Eight Hundred Forty One and 46/100 Dollars (\$14,841.46), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, WACHOVIA BANK, N.A. f/k/a FIRST UNION NATIONAL BANK NWK, CUSTODIAN FOR BREEN CAPITAL (the "GRANTOR"), does hereby remise, release, and quitclaim unto Joseph T. Rodgers and Joanne C. Rodgers Trust U/A Dated 10/25/82 (the "GRANTEES"), all of its right, title and interest, if any, in and to the following described real estate, situated in Shelby County, Alabama, to wit:

PARCEL #: 58-03-09-32-0-003-177-000

GREYSTONE RIDGE GARDEN HOMES RESURVEY GREYSTONE RIDGE
GARDEN HOMES LOT 177-A BLK 000 S32 T18S R01W MB017 PG028 DIM
46.00 X 174.05

This deed conveys any and all interests of Grantor in such property under that certain tax deed recorded as Instrument 2000/34249 in the Office of the Judge of Probate of Shelby County, Alabama and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.

Wayne M. Jones

5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to said Grantee forever.

Notwithstanding the foregoing disclaimers, the Grantor herein represents and warrants that it is one and the same as First Union National Bank, the grantee identified in the tax deed referred to above and recorded as instrument 2000/34249 in the Office of the Judge of Probate of Shelby County, Alabama, and that it has not previously conveyed to any person or entity any interests granted to it by said deed.

Given under my hand and seal, this 26th day of November, 2002.

**WACHOVIA BANK, N. A. f/k/a
FIRST UNION NATIONAL BANK NWK,
CUSTODIAN FOR BREEN CAPITAL**



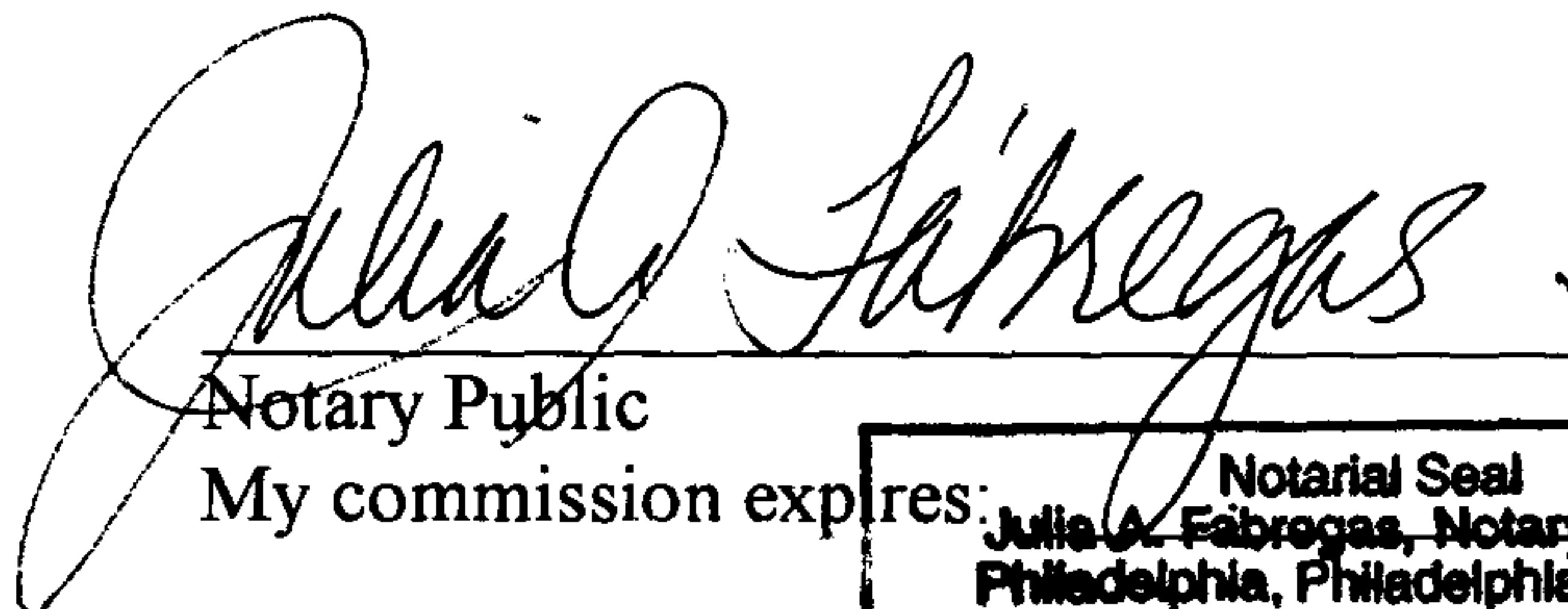
BY: Nicholas A. Caramanico
Its: Vice President

COMMONWEALTH OF PENNSYLVANIA)

PHILADELPHIA COUNTY)

I, JULIA A. FABREGAS, a Notary Public in and for said County, in said State, hereby certify that Nicholas A. Caramanico, whose name is signed to the foregoing conveyance as Vice President of Wachovia Bank, N.A. f/k/a First Union National Bank NWK, Custodian for Breen, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, s/he executed the same voluntarily on the day same bears date, as the authorized representative and as the act of Wachovia Bank, N.A. f/k/a First Union National Bank NWK, Custodian for Breen.

Given under my hand and seal this 26th day of November, 2002.



Notary Public
My commission expires:

Notarial Seal
Julia A. Fabregas, Notary Public
Philadelphia, Philadelphia County
My Commission Expires Feb. 28, 2005
Member, Pennsylvania Association of Notaries