

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of
\$ 225,000.00 to the undersigned Grantor(s),
Steven W. Rohloff, Unmarried and Barbara Rohloff, Unmarried,
in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s)
does by these presents, grant, bargain, sell and convey unto
Michael W. Barber (herein referred to as "Grantee") the
following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 438, according to the Map and Survey of Old Cahaba Oakwood
Sector, as recorded in Map Book 28, Page 13, in the Probate Office
of Shelby County, Alabama.

Address of Property: 2141 Old Cahaba Place
Helena, AL 35080

Described property to become the homestead of Grantee.

Barbara Rohloff is one and the same as Barbara Nguyen.

Subject to taxes for the year 2004 and subsequent years, easements, restrictions, reservations,
rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$ 211,500.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said
Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that
it is lawfully seized in fee simple of said premises, that it is 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 Grantee, its heirs, executors and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance,
has hereto set its signature and seal this the 27 day of February, 20 04.

By: St. Rohloff
Grantor

Barbara Nguyen (SR)
Grantor
By STEVEN W. Rohloff
HER ATTORNEY IN FACT

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Steven W. Rohloff and Barbara Nguyen (by her Attorney in Fact, Steven W. Rohloff) both unmarried
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she/they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of February, 20 04.

Jade A. England
Notary Public

Commission Expires: 02/25/08

This Instrument Prepared By:
Kevin Hays and Associates, PC
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Michael W. Barber
2141 Old Cahaba Place
Helena, AL 35080