

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

**STATUTORY
WARRANTY DEED**

Name & Address of Property Owner:

Kyle James Stamper
Bok Soon Stamper
115 Highview Cove
Pelham, Alabama 35124

*\$119,520. of THE PURCHASE PRICE
WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN CLOSED
SIMULTANEOUSLY HEREWITH. KJS*

THIS INDENTURE, executed this 30th day of December, 2004, by Fred H. Byram, III and Stacey J. Byram, Husband and Wife ("Grantor") in favor of Kyle James Stamper and Bok Soon Stamper ("Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

WITNESSETH:

That Grantor, for and in consideration of the sum of ONE HUNDRED FORTY NINE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$149,400.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

This conveyance and the warranties herein contained are expressly made subject to those matters of title appearing of record.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns. And Grantor does for itself, and for the successors and assigns of Grantor, covenant with the said Grantee, his heirs, executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, arising by, through, or under Grantor, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the successors and assigns of Grantor shall warrant and defend the same to the said Grantee, his heirs, executors and administrators, forever, against the lawful claims of all persons, arising by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Statutory Warranty Deed, on the day and year first above written.

"GRANTOR:"

Fred H. Byram III
Fred H. Byram, III

Stacey J. Byram
Stacey J. Byram

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Fred H. Byram, III and Stacey J. Byram, Husband and Wife, who are signed the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2004.

Joanna Loresti
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: OCTOBER 8, 2008

Exhibit A

Lot 246, according to the Final Plat of High Ridge Village, Phase 7, as recorded in Map Book 31, page 39, in the Probate Office of Shelby County, Alabama.