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Shelby Cnty Judge of Probate, AL  
02/11/2005 12:35:00 FILED/CERTIFIED

PREPARED BY: Shannon E. Price, P.C., P.O. Box 19144 Birmingham, AL 35219

SEND TAX NOTICE TO: Claudia Howell 1616 22<sup>nd</sup> Avenue, Calera, AL 35040

### CORPORATE WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of EIGHTY THOUSAND AND NO/100 (\$80,000.00) Dollars to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, MUTUAL SAVINGS CREDIT UNION, an Alabama state chartered credit union (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, CLAUDIA HOWELL (herein referred to as GRANTEES), the following described real estate situated in Jefferson County, Alabama, to-wit:

LOTS 1 AND 2, IN BLOCK 255 OF AND ACCORDING TO THE MAP AND SURVEY OF J.M. DUNSTANS OF THE TOWN OF CALERA, ALABAMA, AS RECORDED IN MAP BOOK 1, PAGE 1 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

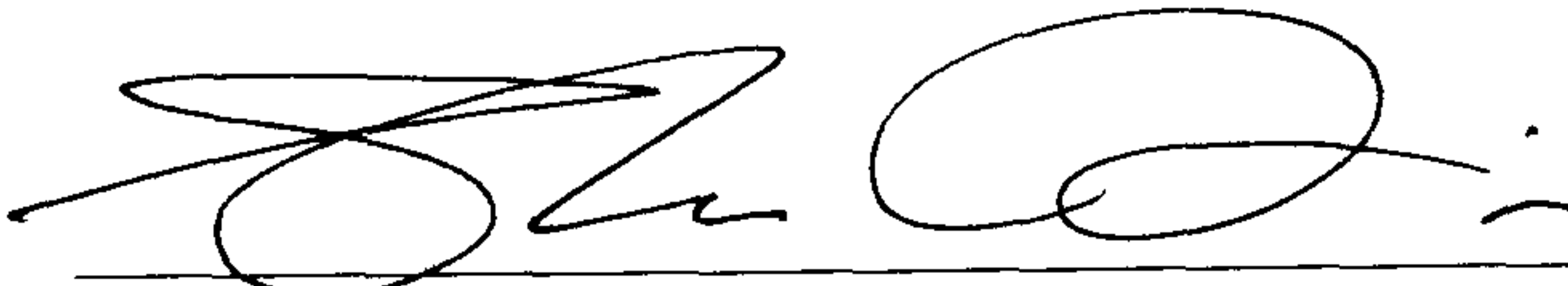
And the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on February 7, 2005

  
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MUTUAL SAVINGS CREDIT UNION  
BY: A. Dale Dalbey  
Its: CEO

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that A. Dale Dalbey, as authorized agent for Mutual Savings Credit Union, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date. Given under my hand and official seal on February 7, 2005.

  
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Notary Public

My commission expires: 12/30/07