

Send tax notice to:
Vincent Matthew Langan
865 Tulip Poplar Drive
Birmingham, Alabama 35244
File No. 05-144

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA

JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Five Thousand Five Hundred and No/100 Dollars (\$305,500.00), in hand paid to the undersigned, Denise T. Hipps n/k/a Denise Dauphin and Charles A. Dauphin, Wife and Husband, (hereinafter referred to as the "Grantor") by Vincent Matthew Langan, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2206, according to the Survey of Riverchase Country Club, 22nd Addition, as recorded in Map Book 9, Page 124 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2005.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.

(\$274,950.00 and \$30,550.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

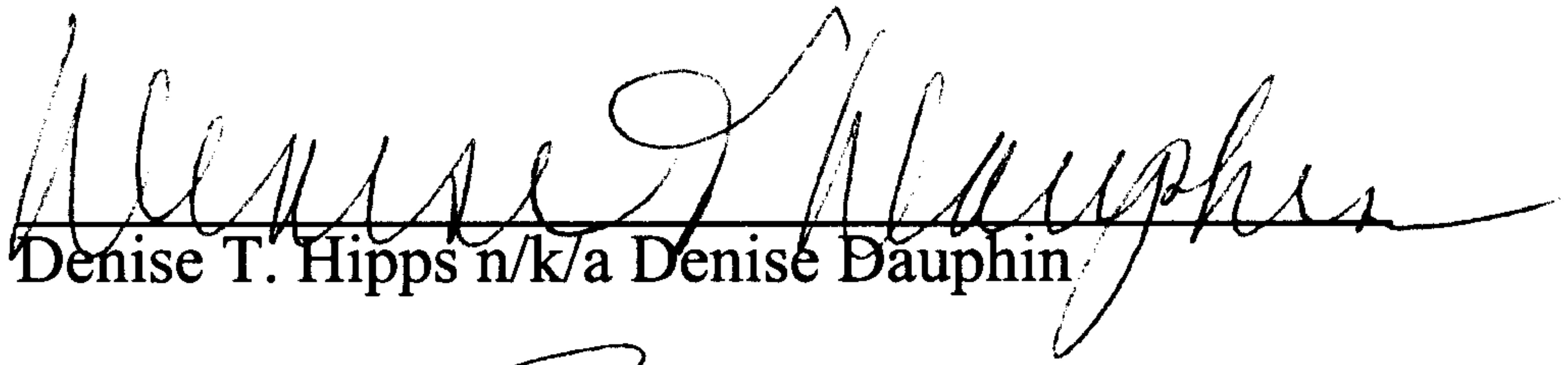
TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

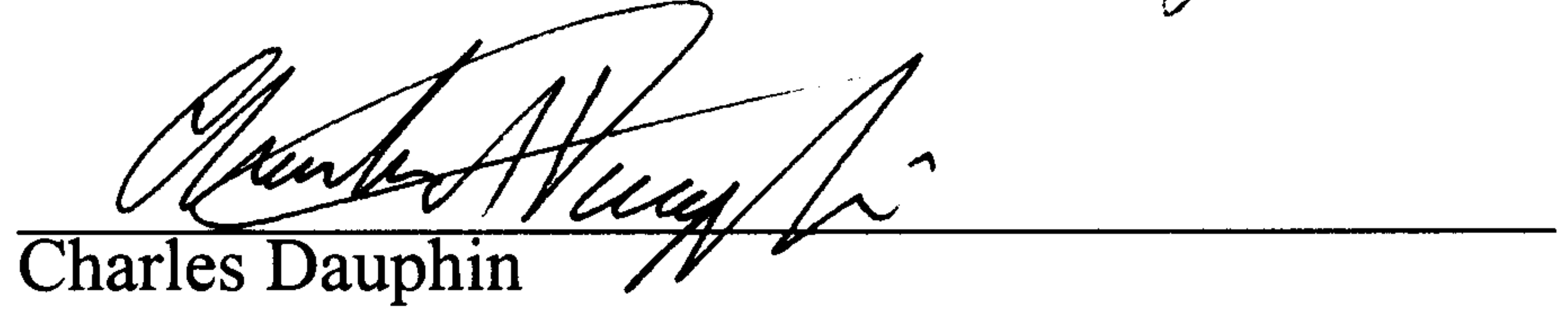
The Grantors does for itself, its successors and assigns, covenant with the Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises, that the premises are free from all encumbrances except as aforesaid, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

Shelby County, AL 05/13/2005
State of Alabama

Deed Tax: \$305.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5th day of May,
2005.

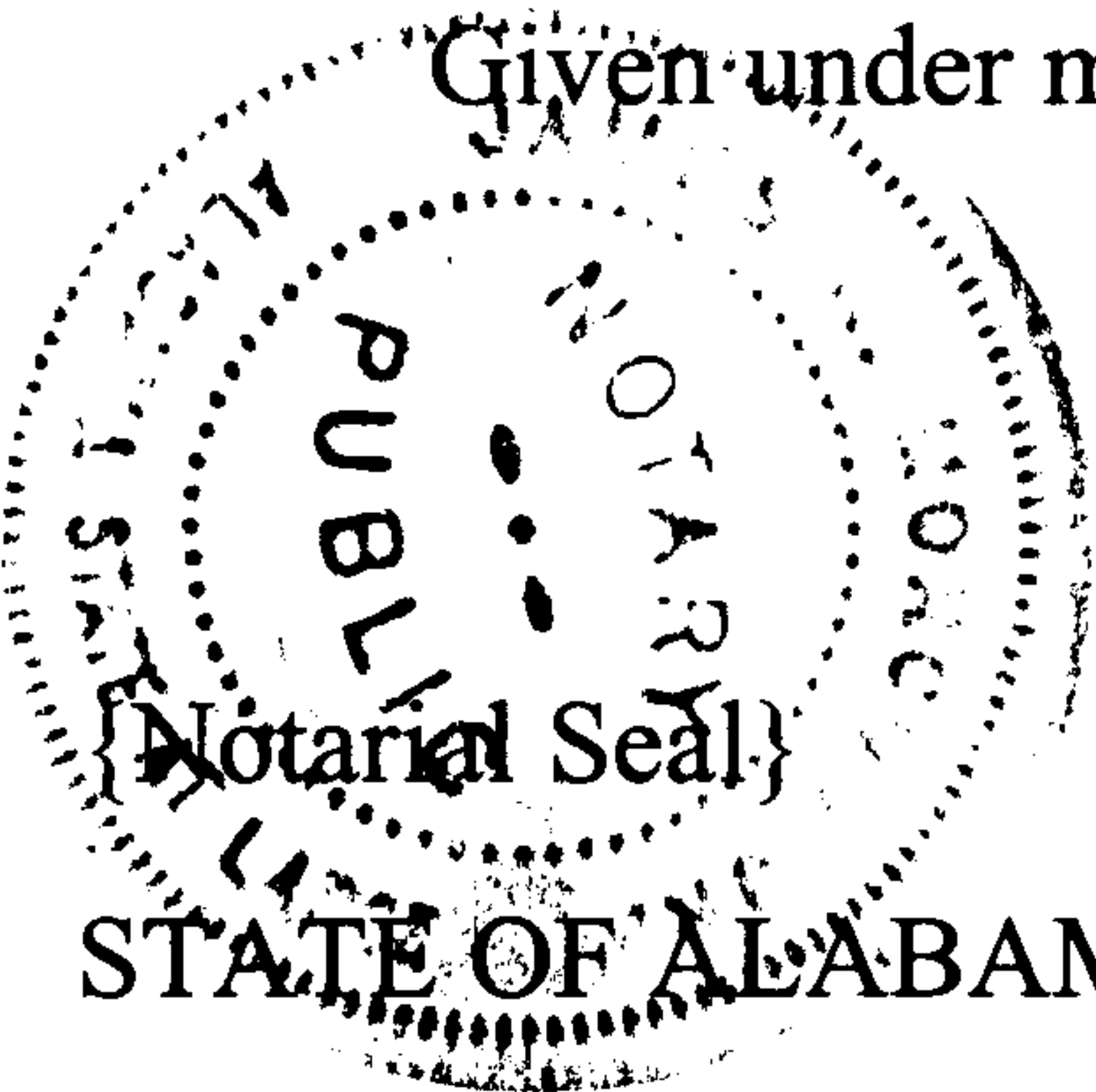

Denise T. Hipps n/k/a Denise Dauphin


Charles Dauphin

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Denise T. Hipps n/k/a Denise Dauphin, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of May, 2005.



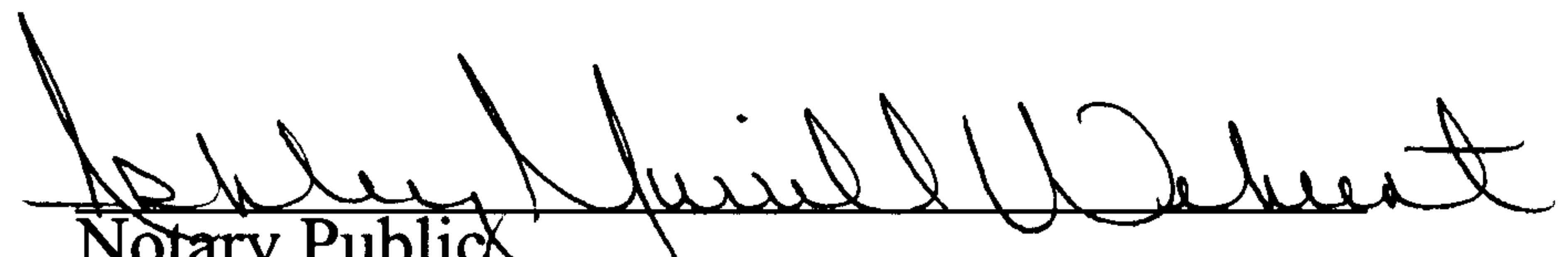

Notary Public
My Commission Expires: February 23, 2008

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Charles A. Dauphin, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of May, 2005.




Notary Public
My Commission Expires: March 13, 2006