THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by: Kendall W. Maddox DEMPSEY STEED STEWART MADDOX & GACHE', LLP 1800 International Park Drive, Ste. 10 Birmingham, Alabama 35243

Send Tax Notice To: L.D. and Sally Edwards 5245 Kirkwall Lane Birmingham, AL 35242

> 20050607000276490 1/1 \$23.00 Shelby Cnty Judge of Probate, AL 06/07/2005 02:41:35PM FILED/CERT

WARRANTY DEED

\$ 10,000.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LARRY DEAN EDWARDS, aka L. D. EDWARDS, AND WIFE, SALLY LEE EDWARDS, aka SALLY EDWARDS

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey their undivided interest unto

L. D. EDWARDS AND SALLY EDWARDS, TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE EDWARDS LIVING TRUST, DATED JULY BER 11, 2004 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 40, Block 2, according to the survey of Kirkwall, as recorded in Map Book 6, Page 152, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

| IN WITNESS WH | IEREOF, I have h | ereunto set n | ny hand and seal, | this 1st da | ay of June, 2005. | |
|--|-------------------|----------------------|-------------------|-------------|---|-------------|
| Larry Dan E | -dwada | | Jall | ydee | Edward | 7 |
| STATE OF ALABAMA JEFFERSON COUNTY | | GENER | ALACKNOWI | LEDGEN | Shelby County, AL State of Alabama Deed Tax: \$10.00 | 06/07/2005 |
| I, Jennifer Q Griffin Edwards and Sally Lee Edwards acknowledged before m | vards, whose name | e(s) is/are sig | ned to the forego | ing convey | hereby certify that yance, and who is/a | re known to |
| the same voluntarily on the | | _ | | | | |
| Given my hand and official | seal this | _ day of Notary F | 1 / On | 2005. | or suff | <u></u> |
| | | _ | mission Expires: | | - MARIACOS | |