WARRANTY DEED

State of Alabama

JEFFERSON County

SEND TAX NOTICE TO:

AMERICAN REAL ESTATE INVESTORS
237 WEST OXMOOR STE 109
B'HAM AL 35209

Know all men by these presents:

AMERICAN REAL ESTATE INVESTORS

That in consideration of ONE HUNDRED FIFTY Thousand and 00/100 (\$150,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

BARRY FAULKNER and LISA FAULKNER, A MARRIED COUPLE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

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

LOT 22, IN BLOCK 1, ACCORDING TO THE MAP AND SURVEY OF SELKIRK, A SUBDIVISION OF INVERNESS, PHASE IV, AS RECORDED IN MAP BOOK 6, PAGE 163, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO A MORTGAGE IN THE AMOUNT OF \$141,250.00 DATED 8-26-98 FILED 9-14-98 IN INSTRUMENT #1998-35821 FROM BARRY FAULKNER AND LISA FAULKNER TO NATIONAL CITY MORTGAGE CO.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD to the said grantee, **AMERICAN REAL ESTATE INVESTORS** his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this

10th day of November, 2005.

Shelby County, AL 11/30/2005 State of Alabama

State of Hlabama

Deed Tax:\$150.00

BARRY FAULKNER

ŁISA FAULKNER

M MA

STATE OF ALABAMA

COUNTY JEFFERSON

General Acknowledgment

I, ____THE UNDERSIGNED___, a Notary Public in and for said County, in said State, hereby certify that BARRY FAULKNER and LISA FAULKNER, A MARRIED COUPLE_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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November, 20 05.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

53105

70395 PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

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