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THIS INSTRUMENT PREPARED BY :
Keith A. Morgan
Attorney at Law
4 Office Park Circle, Suite 114A
Birmingham, AL 35223

SEND TAX NOTICE TO:
238 King's Crest Lane Trust,
J. E. McConnell, Trustee
525 Shades Crest Road
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration in hand paid by the grantee, the receipt whereof is hereby acknowledged, I, the undersigned grantor, **Rodney Collins**, an unmarried man, do hereby grant, bargain, sell and convey unto **238 King's Crest Lane Trust, J. E. McConnell, Trustee**, hereinafter referred to as grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description: Lot 92, according to the Survey of Weatherly King's Crest, Sector 3, as recorded in Map Book 18, Page 38 A & B, in the Probate Office of Shelby County, Alabama.

Property address for reference: 238 King's Crest Lane, Pelham, AL

PROPERTY SOLD IN "AS-IS" CONDITION.

PROPERTY CONVEYED WITHOUT BENEFIT OF TITLE OPINION. TITLE NOT RESEARCHED BY ATTORNEY.

PROPERTY IS THE HOMESTEAD PROPERTY OF THE GRANTOR.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING PROPERTY TAXES, A LIEN BUT NOT YET PAYABLE.

The subject property is taken subject to an existing mortgage in favor of Novastar in the amount of approximately \$341,000.00 which is not assumed by Grantee. Said mortgage is filed for record in Instrument No. 20041116000631000.

TO HAVE AND TO HOLD to said Grantee, his her or their heirs and assigns forever.

And said Grantors do for themselves, their heirs, successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantee, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th day of FEBRUARY, 2005.

Rodney Collins
(Grantor) Rodney Collins

Shelby County, AL 12/20/2005
State of Alabama

Deed Tax: \$10.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

Acknowledgment

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rodney Collins, an unmarried man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, 2005.

Keith A. Morgan
NOTARY PUBLIC

My Commission Expires: 02/27/06