

THIS DOCUMENT WAS PREPARED BY:

Mary Douglas Hawkins  
CORRETTI, NEWSOM & HAWKINS  
1804 7th Avenue North  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Drexel Hills Land Company, Inc.  
2173 Clearbrook Road  
Birmingham, Alabama 35226

THE STATE OF ALABAMA )  
SHELBY COUNTY )

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of One Hundred Thirty-six Thousand Five Hundred and No/100 Dollars (\$136,500.00) in hand paid to **Sammy T. Boren and wife, Jane Black Boren** (hereinafter referred to as "Grantors"), Grantors do hereby grant, bargain, sell and convey unto **Drexel Hills Land Company, Inc.** (hereinafter referred to as "Grantee"), the following-described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Survey of Dearing Downs Ninth Addition, Phase I, as recorded in Map Book 11, Page 87, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2006.
2. Building setback line(s) as shown by recorded map.
3. Agreement with Alabama Power Company recorded in Real 172, Page 419, in the Probate Office of Shelby County, Alabama.
4. Restrictions appearing of record in Real 181, Page 66, in the Probate Office of Shelby County, Alabama, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.
5. Right of way granted to Alabama Power Company by instrument recorded in Real 183, Page 227, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 01/10/2006  
State of Alabama

Deed Tax: \$136.50

6. Restrictions appearing of record in Real 298, Page 901, and Real 164, Page 24, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status , or national origin.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And Grantors do for themselves and for their heirs, personal representatives, executors and assigns covenant with the said Grantee, its successors and assigns that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, personal representatives, executors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this the \_\_\_\_\_ day of January, 2006.

Sammy T. Boren (SEAL)  
SAMMY T. BOREN

Jane Black Boren (SEAL)  
JANE BLACK BOREN

THE STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sammy T. Boren and wife, Jane Black Boren, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of same, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 E day of January, 2006.

May Douglas Hawkins  
NOTARY PUBLIC  
My Commission Expires: 3/5/08