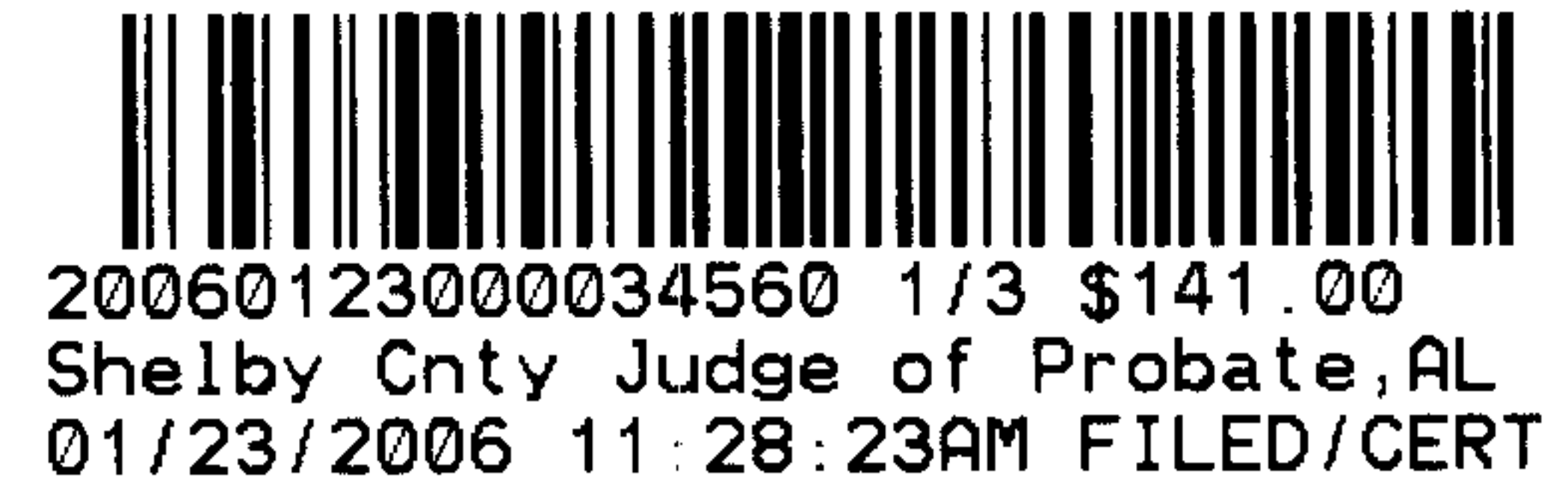


STATE OF ALABAMA   }  
COUNTY OF SHELBY   }

Deed Value  
\$124,000  
Mtg Value 124,000



GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that MICHAEL S. ALLEN, a married man whose spouse does not join in this conveyance, hereinafter referred to as the Grantor, for and in consideration of the sum of TEN and 00/100THS DOLLARS (\$10.00), receipt of which is hereby acknowledged, and other good and valuable consideration, cash in hand paid to the Grantor by M & M PROPERTIES, a wholly owned subsidiary of Allen and Eubanks, an Alabama General Partnership, hereinafter referred to as the Grantee, does hereby grant, bargain, sell and convey unto the Grantee, all his right, title and interest in and to the following described real property located in Shelby County, Alabama, more particularly described as follows:

Lot 21, according to the Survey of Canterbury Estates, First Addition, as recorded in Map Book 16 page 67 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

None of the property hereinabove described comprises any part of the homestead of the Grantor or his spouse.

To have and to hold, the same together with all and singular the rights, members, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee.

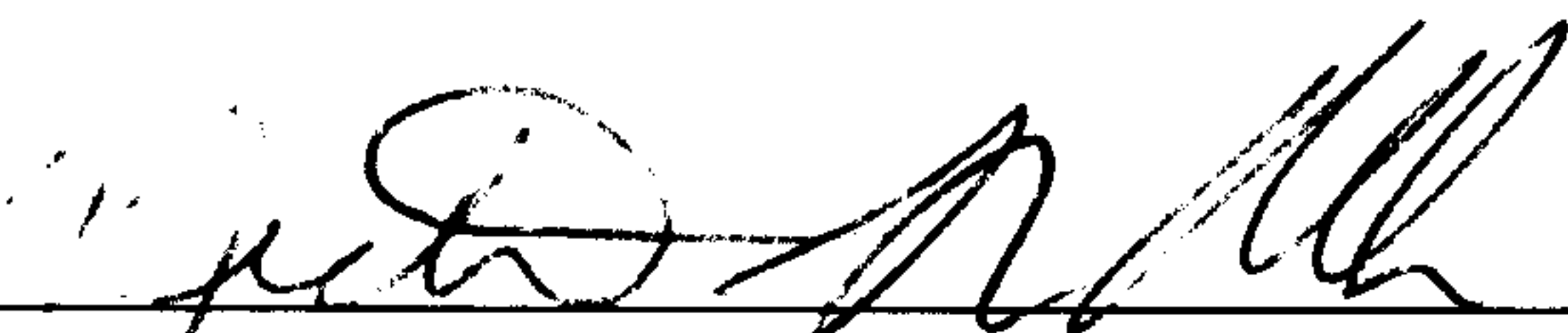
The Grantor hereby covenants with the Grantee, except as otherwise provided, that he is seized of an indefeasible estate in fee simple in and to said property and that said real property is free from and clear of all liens and encumbrances and he does

hereby warrant and will forever defend the title to said real property unto the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Provided, however, that this conveyance is made subject to and the following are hereby excepted from the covenants and warranties in this instrument contained.


1. Ad valorem taxes.
2. Easements, rights of way, reservations, assessments and restrictive covenants of record, in the Probate Court of Shelby County.
3. The property conveyed hereby is conveyed to Grantee in its "as is" condition. Grantor has made no representation or warranty of any kind or character, expressed or implied, as to the merchantability, suitability for any particular purpose, habitability, or condition of the property conveyed hereby. By accepting this deed, Grantee acknowledges that Grantee has inspected and examined the property conveyed hereby and is not relying on any representation or warranty, expressed or implied, by the Grantor as to any of the foregoing.
4. The Grantor also excepts from the warranties and covenants herein contained any fence or other encroachment which might exist upon the property hereby conveyed.
5. The usage of the masculine, feminine or neuter pronouns herein are intended to apply interchangeably. Likewise, singular numbers shall include the plural, and plural numbers shall include the singular wherever appropriate. Also, plural verbs are intended to be singular and singular verbs are intended to be plural wherever appropriate. Further, reference to the words "Grantor" or "Grantee", singular or plural, are also intended to include the heirs, successors and assigns thereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on this 9<sup>th</sup> day of January 2006.

  
\_\_\_\_\_  
MICHAEL S. ALLEN, Grantor



STATE OF ALABAMA   }  
COUNTY OF SHELBY   }

  
20060123000034560 3/3 \$141.00  
Shelby Cnty Judge of Probate, AL  
01/23/2006 11:28:23AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that MICHAEL S. ALLEN, whose name is signed to the foregoing conveyance and who was made known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of January 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 9/7/08

Grantee's address:

110 Buckingham Circle  
Montevallo, AL 35115

Quantity of Land Conveyed:

\_\_\_\_\_

*THIS INSTRUMENT WAS PREPARED BY WILLIAM B. JACKSON, II, ESQ., STOKES & CLINTON, PC  
1000 DOWNTOWNER BLVD., POST OFFICE BOX 991801, MOBILE, ALABAMA 36691, (251) 460-2400*