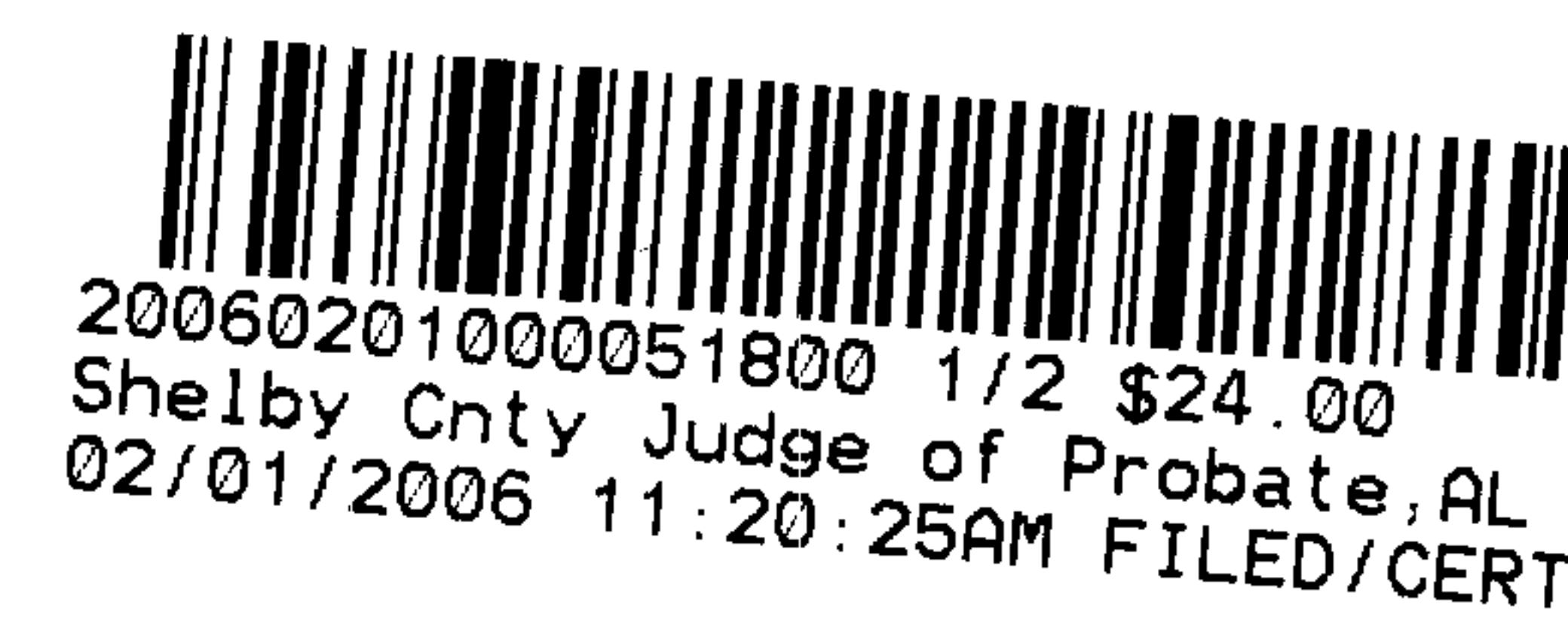


Value \$10,000
Amount \$10,000
S.W.

Send tax notice to:
Robert H. Flaherty and
Dorothy R. Flaherty
1277 Highway 277
Helena, AL 35080



STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 Dollars (\$500.00), in hand paid to the undersigned, Robert H. Flaherty, an unmarried widower, (hereinafter referred to as the "Grantor") by Robert H. Flaherty and Dorothy R. Flaherty, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 813, Old Cahaba, Sector 8, Phase I, as recorded in Map Book 26, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Robert H. Flaherty is the surviving grantee of that certain warranty deed recorded in Instrument No. 2001-08757. Joint grantee, Ruth Flaherty, having died on November 5, 2003.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006
2. 15 foot minimum building setback line from Old Cahaba Circle as shown by recorded plat.
3. 10 foot easement on the rear of lot as shown by recorded plat.
4. Covenants, conditions and restrictions, as set forth in Instrument #1999-35907 in the Probate Office of Shelby County, Alabama.
5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
6. Right of Way to Shelby County as recorded in Deed Book 155, Page 331; Deed Book 155, Page 425 and Lis Pendens Book 3, Page 165.
7. Transmission line permits granted to Alabama Power Company as recorded in deed book 247, Page 853; Deed Book 131, Page 447, and Deed Book 138, Page 238.

20060201000051800 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
02/01/2006 11:20:25AM FILED/CERT

8. Agreement between L&N Railroad Company and Wadsworth Red-Ash Coal Company as shown in Deed Book 47, Page 230.
9. Agreement and covenants relating to roadway easement as set forth in Real Book 133, Page 277.
10. Easement agreement recorded in Instrument #1999-23334.
11. Restrictions, public utility easements, and setback lines as shown on recorded map of said subdivision.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor(s) Robert H. Flaherty hereunto set their signature(s) and seal(s) on January 31, 2006.

Robert H. Flaherty
Robert H. Flaherty

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert H. Flaherty, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of

January, 2006

Carole W. Covington
Notary Public
Print Name: Carole W. Covington
Commission Expires: Mar 2, 2009

NOTARY PUBLIC IN ALABAMA AT LAW
COMMISSION EXPIRES: Mar 2, 2009
NOTARY PUBLIC IN ALABAMA

(NOTARIAL SEAL)

Shelby County, AL 02/01/2006
State of Alabama
Deed Tax: \$10.00