

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

AMY B. GREENE 5027 INDIAN VALLEY ROAD BIRMINGHAM, AL 35244

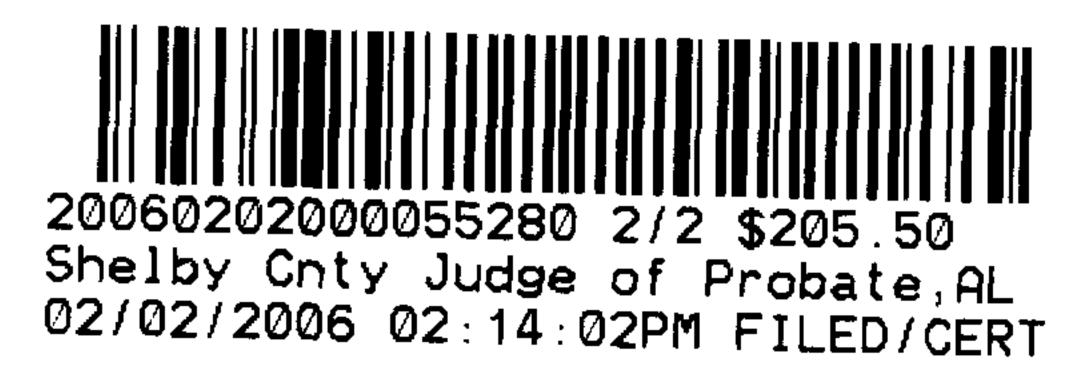
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETY ONE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$191,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, EDWARD J. BRUNGER and JEANNE W. BRUNGER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto AMY B. GREENE, AN UNMARRIED WOMAN and JAMES AUGHTMAN, AN UNMARRIED MAN, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 14, ACCORDING TO THE SURVEY OF INDIAN VALLEY, SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK 268 AT PAGE 189, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 3. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 270 AT PAGE 22 AND BOOK 104 AT PAGE 213, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
- 4. 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 AS RECORDED IN BOOK 181 AT PAGE 385, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 5. 35' BUILDING RESTRICTION LINE AND 10' EASEMENT AS SHOWN ON RECORDED PLAT.



\$162,775.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, EDWARD J. BRUNGER and JEANNE W. BRUNGER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of January, 2006.

EDWARD J. BRUNGE

JEANNE W. BRUNGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 02/02/2006 State of Alabama

Deed Tax:\$191.50

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that EDWARD J. BRUNGER and JEANNE W. BRUNGER, HUSBAND AND WIFE, 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of January, 2006.

Notary Public

My commission expires:

9.29.05