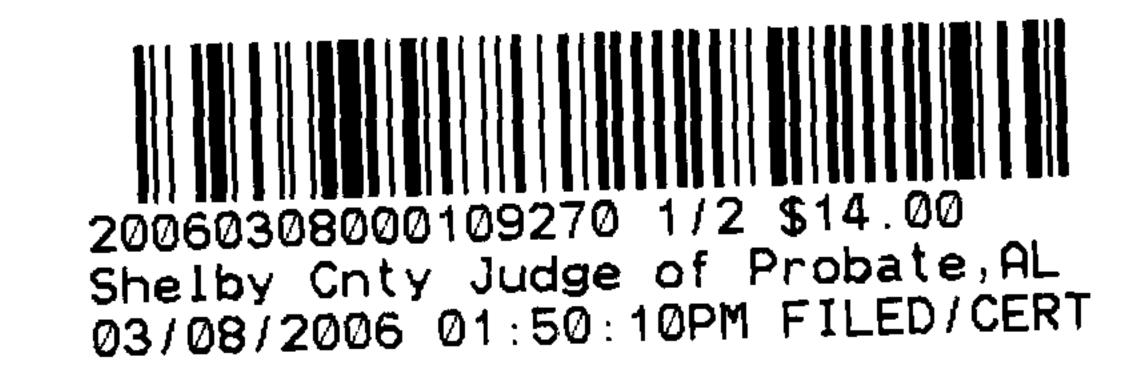
RETURN TO:

Lenders First Choice 3850 Royal Ave Simi Valley, Ca 93063 7810444



WARRANTY DEED

This instrument was prepared by:

Lenders First Choice 2321 W. March Lane, Suite 210 Stockton, CA 95207 Phone: (209) 475-6200

105002

THE STATE OF ALABAMA

Jefferson MADISON COUNTY

Know All Men by These Presents: That in consideration of \$0.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Mary A. Brooks wife of Grantor (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JAMES BROOKS A MARIED MAN AS HIS SOLE AND SEPRATE PROPERTY (herein referred to as grantee, whether one or more), the following described real estate, situated in Madison County, Alabama, to-wit:

See Legal Description shown as Exhibit "A" attached hereto and made a part hereof.

More Commonly Known As: 1904 SAINT IVES DR BIRMINGHAM, AL 35242-6415

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

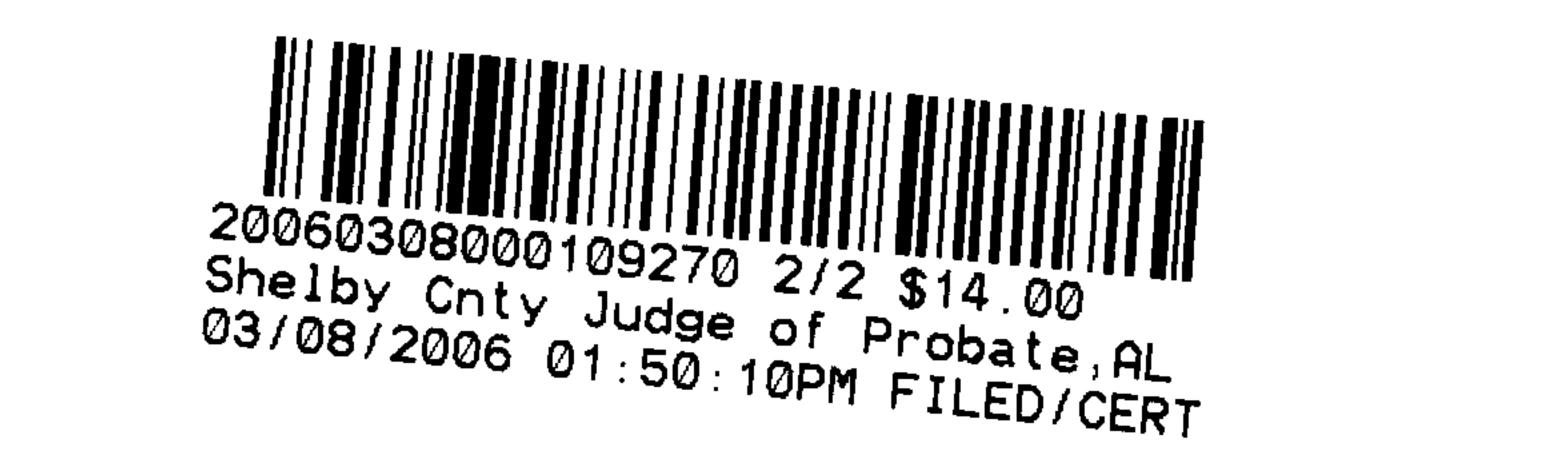
In Witness Whereof, I (we) 2 10, 20 6	have hereunto set my (our) hand(s) and seal(s)) this day of
Mang a. Beook	(Seal)	
Mary A. Brooks Witness	MAIL TAX STATEMENTS TO: JAMES BROOKS 1904 SAINT IVES DRIVE	
THE STATE OF ALABAMA	BIRMINGHAM, AL 35242-6415	
Jefferson MADISON COUNTY		
Mary M. Brooks, whose	otary Public, in and for said County in said States name is signed to the foregoing conveyance, and was day that, being informed of the contents of the conthe the same bears date.	who is known to me.

Given under my hand this the 10 day of February, 20 06

Lebera E. Holston My Commission Expires

Notary Public 4.30.2008

al-wrnty.doc rev.10/11/2005 Page 1 of 1



SCHEDULE "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY. ALABAMA:

LOT 33, ACCORDING TO THE SURVEY OF ST. IVES AT GREYSTONE, AS RECORDED IN MAP BOOK 15 PAGE 70 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 03-8-33-0-003-033; SOURCE OF TITLE IS BOOK 1999, PAGE 42862 (RECORDED 10/15/99)