This instrument prepared by:

Patrick F. Smith Law Office of Patrick F. Smith, L.L.C. P.O. Box 190224

P.O. Box 190224
Birmingham, AL 35219

SEND TAX NOTICE TO:

Nancy Kane Curreri Stephen Curreri 50 Winding Stair Trail Leeds, Alabama 35094

WARRANTY DEED

20060407000160660 1/2 \$75.50 Shelby Cnty Judge of Probate, AL 04/07/2006 09:58:01AM FILED/CERT

SHELBY COUNTY)

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy Three Thousand Seven Hundred Seventy Five dollars and Zero cents (\$173,775.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Buford H. Pate and wife, Sarah B. Pate (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nancy Kane Curreri and Stephen Curreri, as joint tenants with rights of survivorship (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$112,500.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31st

Buford H. Pate

Sarah B. Pate

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Buford H. Pate and Sarah B. Pate**, 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31st day of March, 2006.

Notary Public

Commission Expires:

Shelby County, AL 04/07/2006 State of Alabama

State of Hammen

Deed Tax: \$61.50

FILE NO: 260524

Teller Inches

File No.: 260524

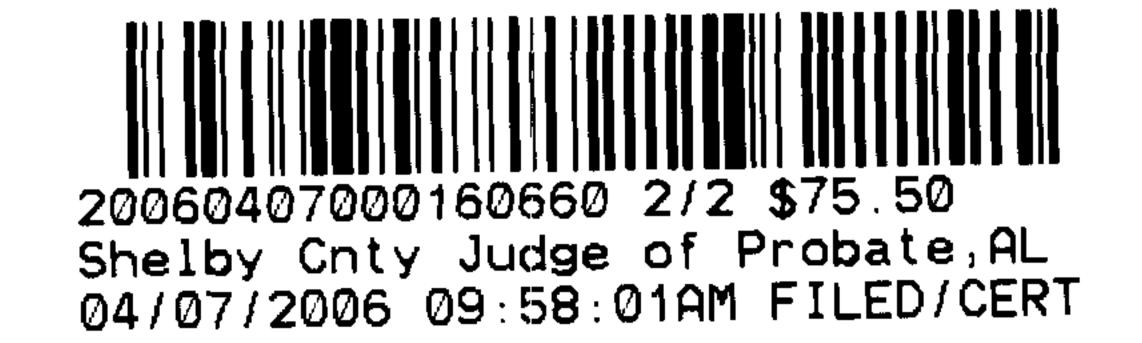


EXHIBIT A

Commence at the SE corner of the NE ¼ of the NE ¼ of Section 8, Township 18 South, Range 1 East; thence run North along the East line thereof for 299.75 feet; thence 93 degrees 48' 53" left run Westerly 60.52 feet to the Point of Beginning; thence continue last described course for 498.40 feet; thence 78 degrees 42' 41" right run Northwesterly 431.48 feet; thence 21 degrees 14' 27" right run Northerly 62.33 feet; thence 24 degrees 37' 30" left run Northwesterly 301.49 feet to the centerline of Shoal Creek; thence 53 degrees 35' 16" right run Northeasterly along said creek for 142.44 feet; thence 41 degrees 55' 32" right continue along said creek for 351.93 feet; thence 113 degrees 49' 34" right run Southerly 93.68 feet; thence 95 degrees 19' 42" left run Easterly 99.95 feet; thence 112 degrees 17' 46" right run Southwesterly 270.34 feet; thence 85 degrees 13' 21" left run Southeasterly 141.24 feet; thence 16 degrees 29' 45" left run 142.52 feet to the centerline of a road; thence 75 degrees 12' 54" right run Southerly along said road for 65.03 feet; thence 8 degrees 43' 39" left continue along said road for 304.44 feet; thence 5 degrees 51' 22" left for 106.47 feet to the Point of Beginning.

Together with that certain easement for ingress and egress described as follows:

A parcel of land situated in the SE ¼ of Section 5 and the NE corner of Section 8, Township 18 South, Range 1 East, being more particularly described as follows: Commence at the SW corner of Section 4, Township 18 South, Range 1 East; thence run Northerly along East line thereof for 312.89 feet to the Southerly R/W of Shelby Count Highway #41; thence 98 degrees 15' 59" left run Westerly for 462.67 feet to a point on said R/W; thence 1 degree 52' 53" right continue along said R/W for 20.11 feet; thence 84 degrees 05' 20" left run Southerly 374.07 feet to Shoal Creek; thence 102 degrees 19' 26" left run Easterly along said creek for 20.47 feet; thence 77 degrees 40' 34" left run Northerly for 371.77 feet to the Point of Beginning.

Situated in Shelby County, Alabama.