20060530000252880 1/2 \$431.00 Shelby Cnty Judge of Probate, AL 05/30/2006 10:13:06AM FILED/CERT

CORPORATION WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Hundred Seventeen Thousand and No/100 (\$417,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, THE FINE LIVING TRUST DATED 6/16/1999, herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto PHILIP RUSSEL FINE AND DAVADEEN FINE, referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records. Ad valorem taxes for the year 2006, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, THE FINE LIVING TRUST DATED 6/16/1999, by and through Philip R. Fine, its Trustee and Davadeen Fine, its Trustee, who are authorized to execute this conveyance, has hereto set their signatures and seal, this 15th day of May, 2006.

THE FINE LIVING IRUST DATED 6/16/1999
BY:
PHILIP R. FINE, TRUSTEE
BY: Pavadace Frie
BY: DOCUMENTEE DAVADEEN FINE, TRUSTEE

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said State and County, hereby certify that Philip R. Fine and Davadeen Fine, whose name as Trustees of THE FINE LIVING TRUST DATED 6/16/1999, are 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/they as such officer(s) and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2006.

THIS INSTRUMENT PREPARED BY: CHRISTOPHER P. MOSELEY Moseley & Associates, P.C. 3800 COLONNADE PARKWAY, SUITE 630 BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO: PHILIP RUSSELL FINE AND DAVADEEN FINE 2101 CAMERON CIRCLE BIRMINGHAM, ALABAMA 35242

> CHRSTOPHER PWOSELEY MY COMMISSION EXPIRES 10/07/09

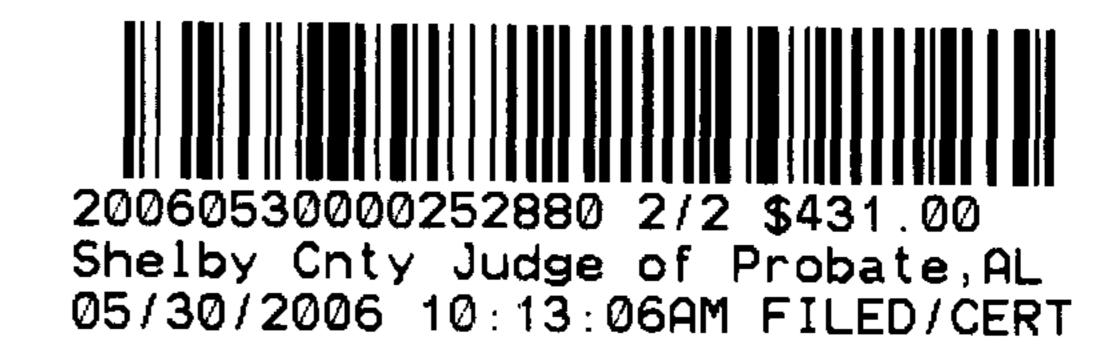


EXHIBIT "A"

LOT 8, ACCORDING TO THE SURVEY OF ST. IVEY 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.