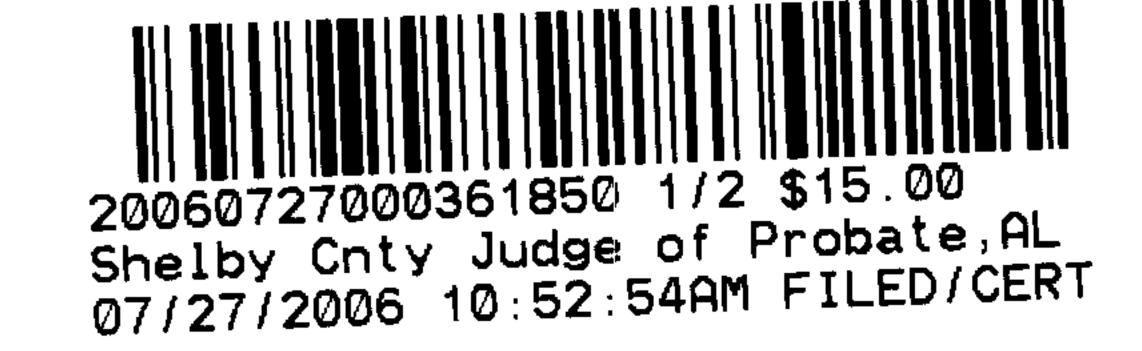
Send tax notice to: Andrew L. Birozy 904 Pathfinder Way Corona, CA 92880 File No. 06-140

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This instrument prepared by James R. Moncus, Jr., Attorney at Law 1313 Alford Avenue Birmingham, Alabama 35226

STATE OF ALABAMA
JEFFERSON COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Two Thousand Nine Hundred and 00/100 Dollars (\$232,900.00), in hand paid to the undersigned, James Harold Jones and Shirley Jean Jones, Husband and Wife, (hereinafter referred to as the "Grantor") by Andrew L. Birozy, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of Quail Run, as recorded in Map Book 7, page 22, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.

All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.

Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

4. Mineral and mining rights not owned by the Grantor herein described.

(\$174,675.00 and \$58,225.00 of the purchase price was paid from a first and second mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantee, their heirs, executors, administrators and assigns forever.

The Grantors does for itself, its successors and assigns, covenant with the Grantee, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises, that the premises are free from all encumbrances except as aforesaid, 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 Grantee, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

20060727000361850 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 07/27/2006 10:52:54AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 12th day of July, 2006.

James Harold Jones

Shirley Jean Jones

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said County, in said State, hereby certify that James Harold Jones and Shirley Jean Jones, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of July, 2006.

{Notarial Seal}

Notary Public

My Commission Expires: February 23, 2008