

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

R. Stephen Griffis
R. Stephen Griffis, P.C.
2100 Riverhaven Drive
Suite 1
Hoover, AL 35244-2532

Express Real Estate, LLC
190 West Valley Avenue
Homewood, AL 35209

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

Purchase money mortgage being recorded simultaneously herewith.

That in consideration of \$580,000.00 and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee, herein, the receipt whereof is acknowledged:

Randall Channell, a married man, and Brett G. Winford, a married man.

The property being conveyed is not now nor has it ever been the homestead of either of the Grantors.

(herein referred to as Grantors), do grant, bargain, sell and convey unto

Express Real Estate, LLC,

(herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Express Oil Subdivision, as recorded in Map Book 36, page 61, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way, if any, of record, and ad valorem taxes for the current year due and payable October 1, 2006.

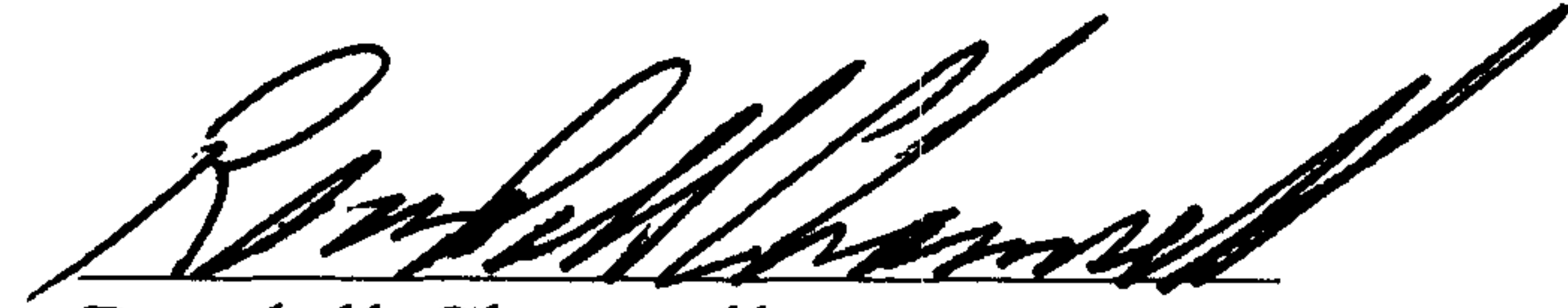
Mineral and mining rights not owned by Grantors are excepted.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And the Grantors do covenant with the said Grantee, its successors and assigns, that the Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the same as aforesaid; that the Grantors will and its successors and

assigns will warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors have caused their names to be signed on this the 12th day of July, 2006.


Randall Channell

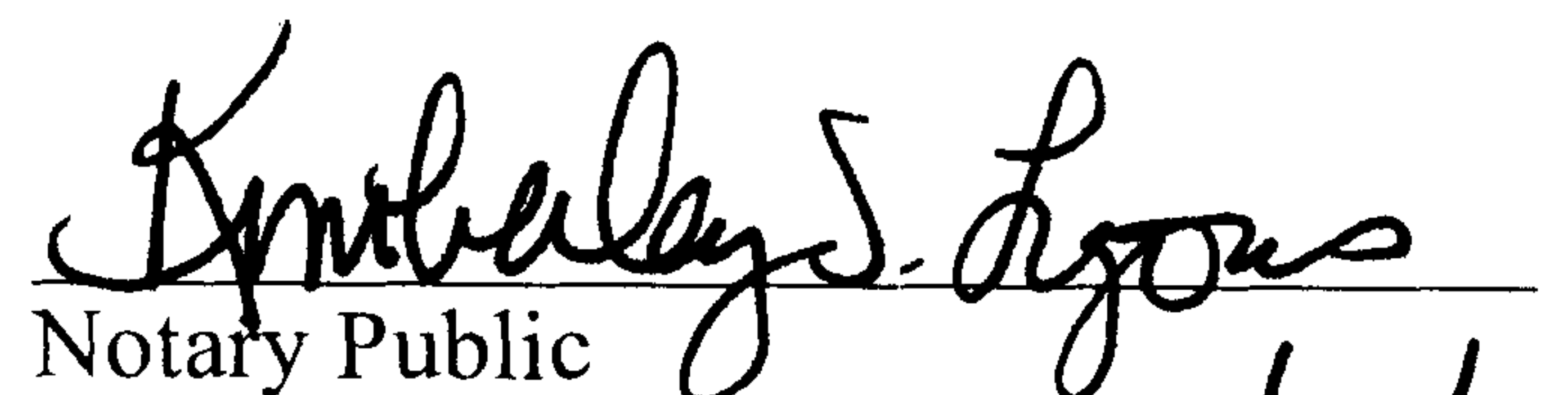

Brett G. Winford

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall Channell and Brett G. Winford whose names are signed to the foregoing conveyance as Grantors, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, and with full authority executed the same voluntarily as aforesaid on the day the same bears date.

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

(Seal)


Notary Public
My Commission Expires: 6/22/10