

WARRANTY DEED JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA COUNTY OF JEFFERSON

Shelby County, AL 08/07/2006 State of Alabama

Deed Tax: \$24.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TWO HUNDRED FORTY THOUSAND DOLLARS & 00/100---- (\$240,000.00) and other valuable considerations to the undersigned GRANTOR(S) CLARA CONERLY BELUE BERGUSON AND KATHERINE LUCILLE BELUE, BOTH AS PERSONAL REPRESENTATIVES OF THE ESTATE OF EDWIN F. BELUE, DECEASED, PROBATE CASE #2006-000132 (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTORS does by these presents GRANT, BARGAIN, SELL and CONVEY unto MICHAEL WATTS AND KIMBERLY STAAB, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$216,000.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM FIRST AND SECOND PURCHASE MONEY MORTGAGE LOANS CLOSED SIMULTANEOUSLY HEREWITH.

Subject to: Easements, restrictive covenants and rights of ways as shown by the public records. Ad valorem taxes for the year 2006 and any subsequent years.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 2ND DAY OF AUGUST, 2006.

CLARA CONERLY BELUE BERGUSON, PERSONAL REPRESENTATIVE OF

THE ESTATE OF EDWIN F. BELUE

KATHERINE LUCILLE BELUE PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWIN F. BELUE

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county and state hereby certify that CLARA CONERLY BELUE BERGUSON AND KATHERINE LUCILLE BELUE, PERSONAL REPRESENTATIVES OF THE ESTATE OF EDWIN F. BELUE, DECEASED, PROBATE CASE #2006-000132 whose name is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she individually and in his/her capacity as such Representative, and with full authority executed the same voluntarily on the day the same bears date.

FARY PUBLIC

GIVEN under my hand and seal this the 2ND day of AUGUST 2006.

My Comm. Exp.:

Send tax bill to: MICHAEL WATTS 3418 INDIAN LAKE TRAIL PELHAM, Al. 35124

MY COMMISSION EXPIRES 6/18/10

THIS INSTRUMENT PREPARED BY: CHRISTOPHER P. MOSELEY MOSELEY & ASSOCIATES, P.C. 2871 ACTON ROAD, SUITE 101 BIRMINGHAM, AL 35243

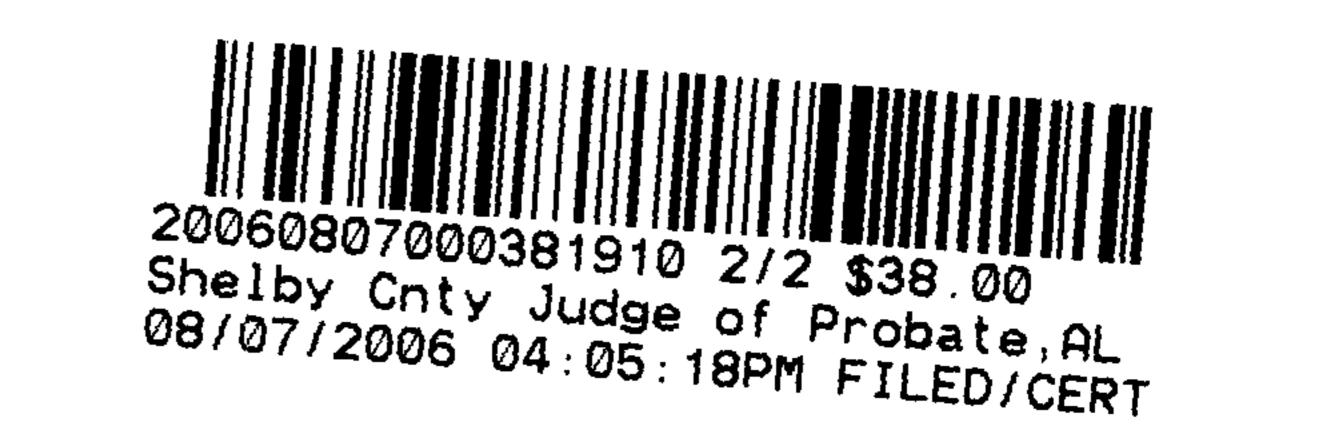


EXHIBIT "A"

PART OF LOT 2, ACCORDING TO THE SURVEY OF KING PROPERTY SURVEY, AS RECORDED IN MAP BOOK 9, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 1073.50 FEET; THENCE 90 DEG. 54' LEFT NORTHERLY 239.58 FEET TO THE POINT OF BEGINNING OF TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST MENTIONED COURSE 160.00 FEET TO THE SOUTH RIGHT OF WAY BOUNDARY OF A PAVED STREET; THENCE 80 DEG. 01' LEFT ALONG SAID STREET 109.46 FEET TO THE POINT OF CURVE TO THE LEFT SAID CURVE BEING SUBTENDED BY A CENTRAL ANGLE OF 26 DEG. 23' 30" AND RADIUS OF 238.82 FEET; THENCE AROUND THE ARC OF SAID CURVE 110.0 FEET; THENCE 81 DEG. 01' LEFT FROM TANGENT 174.17 FEET; THENCE 82 DEG. 34' 30" LEFT EASTERLY 194.43 FEET MORE OR LESS TO THE POINT OF BEGINNING.