300 UNA AL 35209
BIRMINGHAM AL 35209

This instrument was prepared by: David P. Condon, P. C. 300 Union Hill Drive Ste 200 Birmingham, AL 35209

Send tax notice to: Helen Rozendale 16-year QPRT 4 Wentworth Birmingham, Alabama 35242

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

Shelby Cnty Judge of Probate, AL 08/17/2006 09:52:28AM FILED/CERT

That in consideration of Six Hundred Thirty-One Thousand Two Hundred Fifty and 00/100 Dollars (\$631,250.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Steven M. Gray and his wife Dana R. Gray

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

Gerardus Dirk Rozendale as trustee fo the Helen Rozendale 16-year Qualified Residence Personal Trust #1

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

Lot 164-D1, according to the Map and Survey of the Cottages at Shoal Creek Resurvey, being a resurvey of Lots 164D, 164E, 164F and 165A, as recorded in Map Book 29, Page 29, in the Probate Office of Shelby County, Alabama

Subject to:

Steven M. Gray

- 2006 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantors; and (2)
- all easements, rights-of-way, restrictions, covenants and encumbrances of (3) record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 2nd day of August, 2006.

STATE OF ALABAMA )

JEFFERSON COUNTY)

Shelby County, AL 08/17/2006

Deed Tax: \$631.50

State of Alabama

Dana R. Gray

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Steven M. Gray and Dana R. Gray 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 this 2nd day of August, 2006.

Notary Public: David . Condon My Commission Expire: 2-12-10