

This Instrument Prepared By:

Keri Mason Roth
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRM-060701547S

Send Property Tax Notice to:

5020 Trace Crossings Lane
Hoover, AL 35244

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty Thousand and 00/100 Dollars (\$50,000.00) cash in hand paid to

Union State Bank

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Sean D. Brooks

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Part of the Northeast Quarter of Northwest Quarter of the Northeast Quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said Quarter 1/4, Quarter 1/4, Quarter 1/4 section; thence continue last course 319.45 feet; thence turn left 87 degrees, 49 minutes, 15 seconds and run East 104.36 feet; thence turn left 92 degrees, 10 minutes, 45 seconds and run North 319.59 feet; thence turn left 87 degrees, 54 minutes, 00 seconds and run West 104.36 feet to the point of beginning. Less and Except any part in the right of way of public road.

Situated in Shelby County, Alabama.

Less and Except Mineral and Mining Rights not owned by Grantor, matters shown on Survey of Lawrence D. Weygand date 11/22/20043

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Union State Bank, has caused these present to be executed in its name and on its behalf as aforesaid, on this 15th day of August, 2006.

[Signature]
Witness

Union State Bank
[Signature] (Seal)
By: , President

State of Alabama
County of Jefferson

[Signature] (Seal)
By: , Secretary

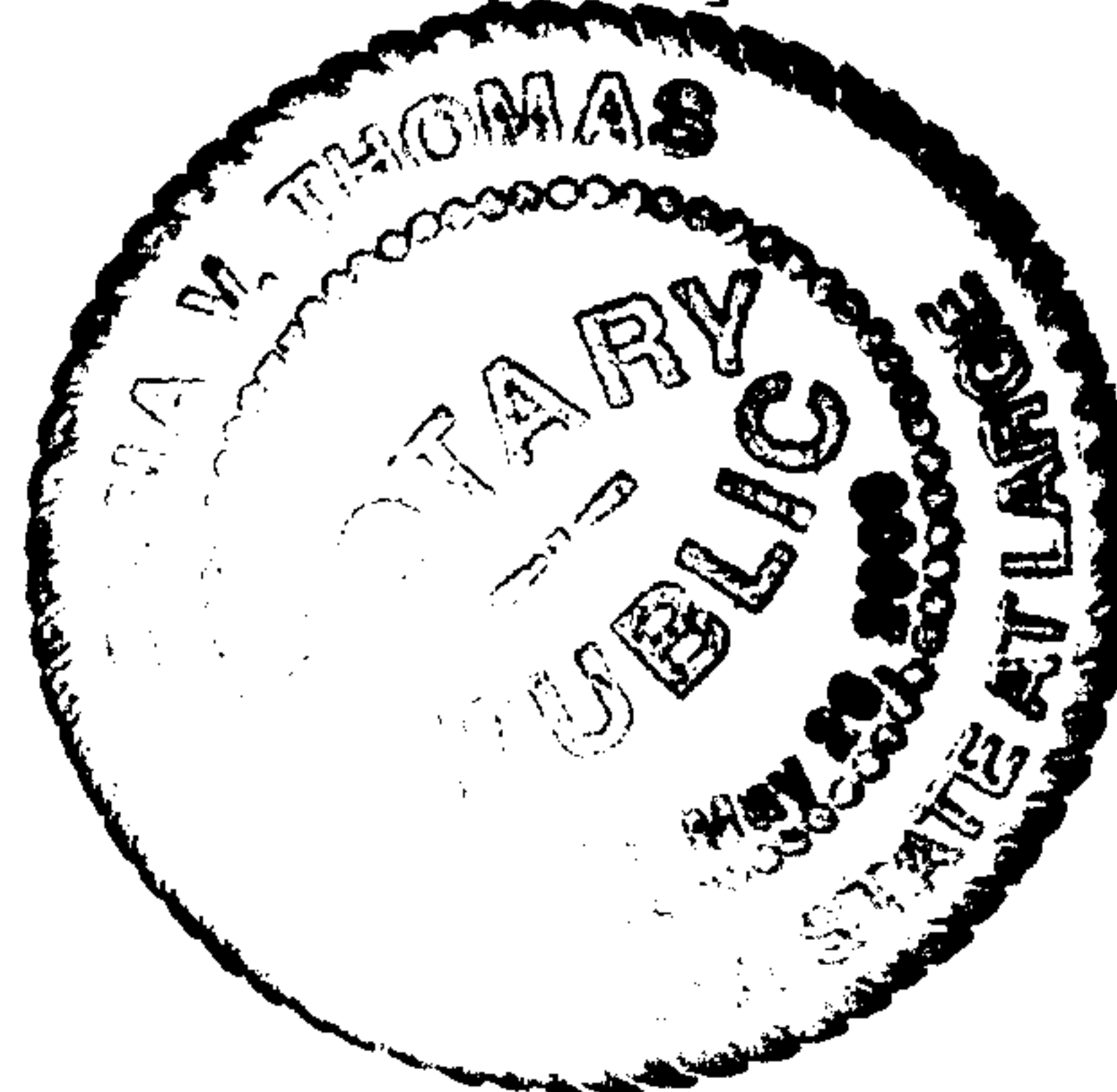
(Corporate Seal)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Thomas E. Thornton and [Signature], whose names as President and [Signature], respectively of Union State Bank, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 15 day of August, 2006

[Signature]
Notary Public
My Commission Expires: 5-26-09

[Seal]



Reference:
411 Dogwood Circle
Birmingham, AL, 35244
Servicer Loan #:

Shelby County, AL 08/22/2006
State of Alabama

Deed Tax: \$50.00