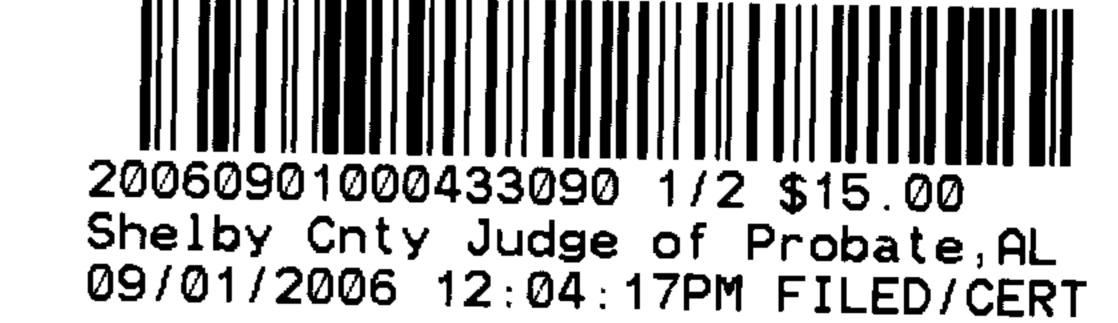
Send tax notice to: Donald Steele 2517 Elizabeth Drive Pelham, Alabama 35124 File No. 06-180 This instrument prepared by James R. Moncus, Jr., Attorney at Law 1313 Alford Avenue Birmingham, AL 35226

STATE OF ALABAMA
JEFFERSON COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Five Thousand Nine Hundred and 00/100 Dollars (\$145,900.00), in hand paid to the undersigned, Victor Ramon Cobo, An Unmarried Man, (hereinafter referred to as the "Grantor") by Donald Steele (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 13, Block 3, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

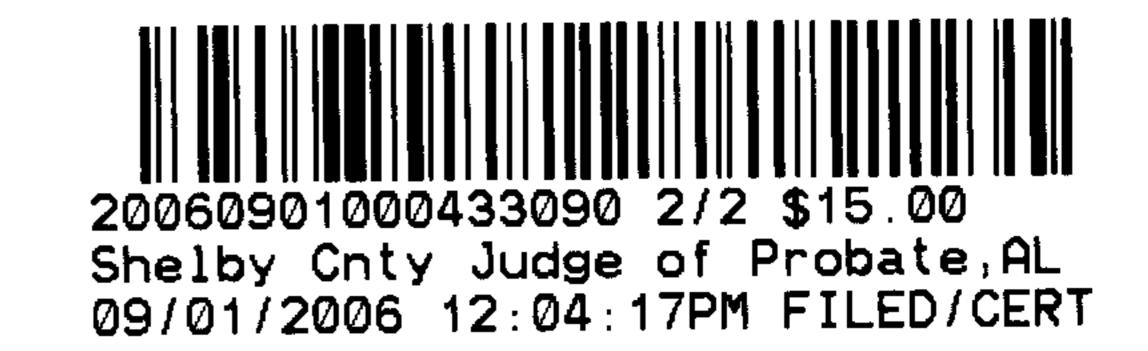
SUBJECT TO:

- 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.
- 3. 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.

(\$109,425.00 and \$36,475.00 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 Grantor 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.



IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 17th day of August, 2006.

Victor Ramon Cobo

STATE OF ALABAMA	
IFFERSON COINTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Victor Ramon Cobo, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of August, 2006.

Notary Public

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[NOTARIAL SEAL]

My Commission expires: February 23, 2008