

Send tax notice to:  
Summer F. Woodson  
Brent W. Vacarella  
1850 Highway 49  
Columbiana, Alabama 35051  
File No. 06-181

This instrument prepared by:  
James R. Moncus, Jr., LLC  
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 Two Hundred Forty Five Thousand and No/100 Dollars (\$245,000.00), in hand paid to the undersigned, Shane McMillan and Sara McMillan, Husband and Wife, (hereinafter referred to as the "Grantor") by Summer F. Woodson and Brent W. Vacarella, (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 Grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Beginning at the Southeast corner of the Southwest quarter of the Southeast quarter of Section 31, Township 20 South, Range 1 East, Shelby County Alabama and run thence Northerly along the East line of said quarter-quarter a distance of 1,738.30 feet to a point on the Southerly margin of Shelby County Highway No. 49; thence turn 114 degrees 45 minutes 09 seconds to the left and run Southwesterly along said margin of said highway for 261.40 feet to a point; thence turn 65 degrees 11 minutes 53 seconds left and run Southerly 518.37 feet to a point; thence turn 70 degrees 23 minutes 55 seconds right and run Southwesterly for 122.10 feet to a point; thence turn 74 degrees 31 minutes 25 seconds left and run Southerly for 538.07 feet to a point; thence turn 88 degrees 10 minutes 56 seconds right and run Westerly for 307.33 feet to a point; thence turn 83 degrees 32 minutes 45 seconds left and run Southerly 102.08 feet to a point; thence turn 75 degrees 12 minutes 10 seconds right and run West-Southwesterly 169.87 feet to a point; thence turn 87 degrees 50 minutes 33 seconds left and run South-Southeasterly 78.12 feet to a point; thence turn 15 degrees 35 minutes 12 seconds right and run Southerly for 294.05 feet to a point on the South line of the said Southwest quarter of the Southeast quarter of said Section 31; thence turn 93 degrees 03 minutes 46 seconds left and run Easterly along said quarter-quarter line for 760.20 feet to the point of beginning; being situated in Shelby County, Alabama.**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.
2. 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 Grantors herein described.

**(\$196,000.00 and \$36,750.00 of the purchase price was paid from a first and second mortgage  
loan closed simultaneously with delivery of this deed.)**

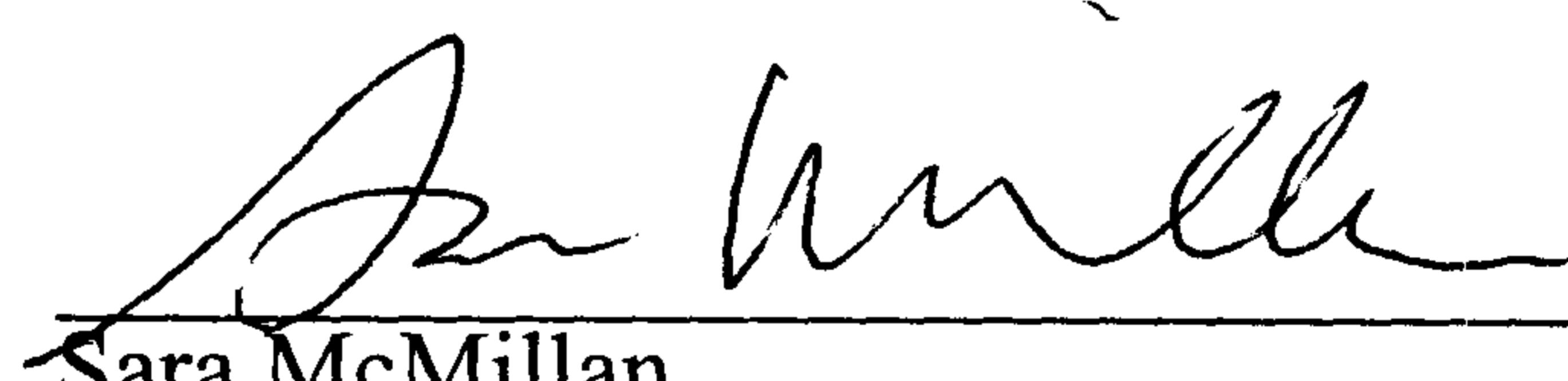
TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, 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 24th day of August, 2006.



Shane McMillan



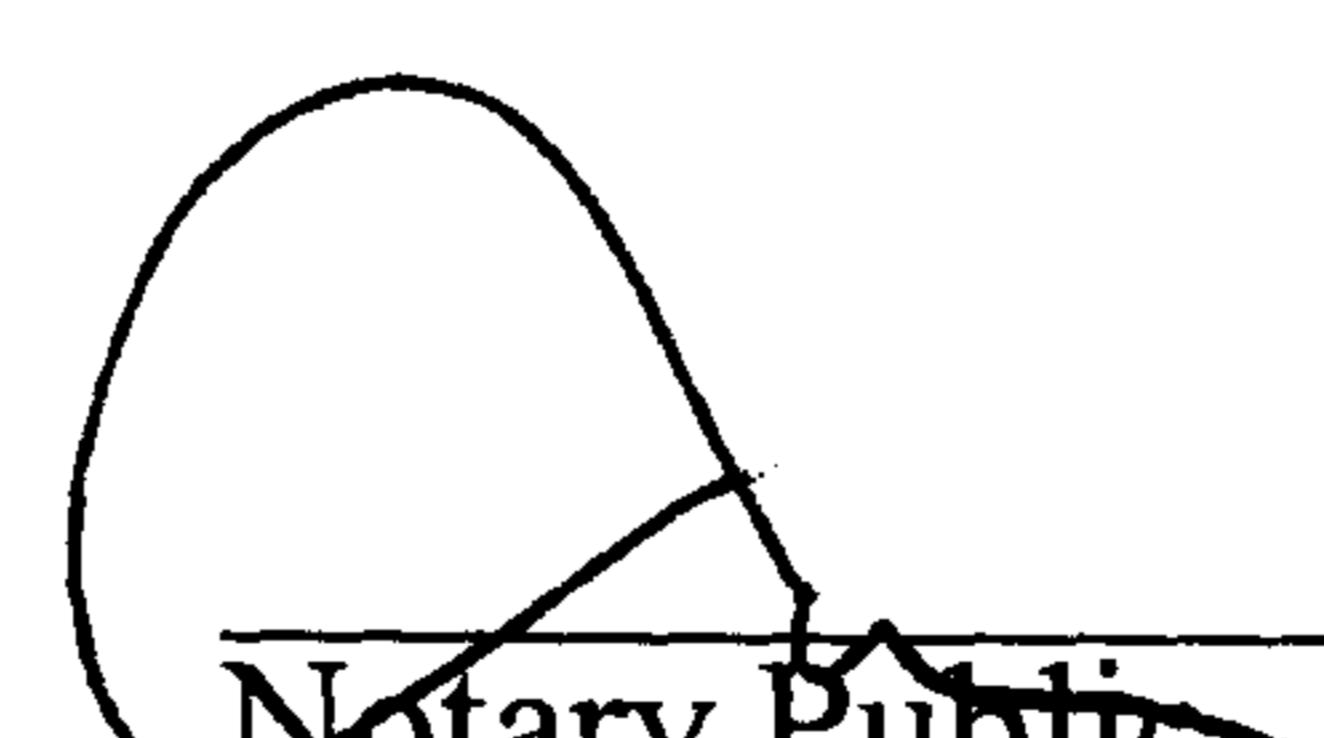
Sara McMillan

Shelby County, AL 09/05/2006  
State of Alabama  
Deed Tax:\$12.50

STATE OF ALABAMA )  
JEFFERSON COUNTY )  
  
20060905000434760 2/2 \$26.50  
Shelby Cnty Judge of Probate, AL  
09/05/2006 09:21:59AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shane McMillan and wife, Sara McMillan, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of August, 2006.



Notary Public

[NOTARIAL SEAL]

My Commission expires: February 23, 2008