WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to: Sandra Howse 1367 Butler Road Alabaster, Alabama 35007

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred eighty two** thousand five hundred and no/100 (\$282,500.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, Karen Ferguson f/k/a Karen Cottingham and Charles Scot Ferguson, wife and husband (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sandra Howse (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Karen Cottingham and Karen Ferguson are one and the same person.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$254,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of August, 2006.

Shelby County, AL 09/08/2006 State of Alabama

Deed Tax: \$28.00

Karen Ferguson f/k/a Karen Cottingham

Charles Scot Ferguson

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Karen Ferguson f/k/a Karen Cottingham and Charles Scot Ferguson, wife and husband whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of August, 2006.

Notary Public

My Commission Expires: 02-25-09

My Commission Expires 2 / 25 / 2009

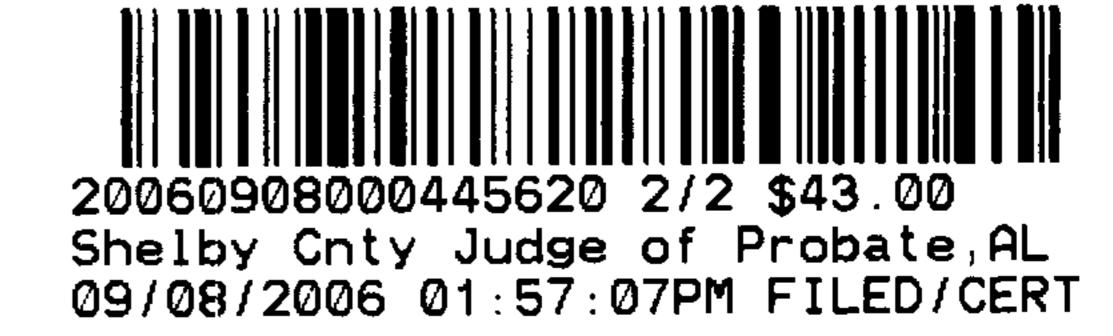


EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in part in the NE ¼ of the NW ¼ and part in the NW ¼ of the NE ¼ of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the NW corner of the NE ¼ of the NW ¼ of Section 22 and go South 89°55'04" East along the North boundary of said ¼ - ¼ Section for 1212.58 feet; thence South 29°38'50" West for 70.00 feet to the point of beginning; thence continue along previous course for 220.60 feet; thence South 47°58'00" East for 591.40 feet to a point on a curve on the Northerly boundary of Highway No. 12, said curve having a central angle of 04° 14'32" and a radius of 2912.00 feet; thence Northeasterly along said curve for 215.60 feet; thence North 47° 56'30" West for 651.39 feet to the point of beginning: being situated in Shelby County, Alabama.