Send Tax Notice To:

Clifton T. Kemper 12507 Highway 41 N Leeds, AL 35094

PID#

WARRANTY DEED

STATE OF ALABAMA Shelby COUNTY

20060918000462380 1/3 \$18.00 Shelby Cnty Judge of Probate, AL 09/18/2006 02:15:19PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum

Seventy-Five Thousand and 00/100 (\$75,000.00)

Dollars, in hand paid by

Clifton T. Kemper

hereinafter referred to as GRANTEE (whether one or more), to

David Stoian, an unmarried man

represented herein by and through her/his Attorney in Fact, Camille Stoian, who acts in her/his capacity as Attorney-in-Fact pursuant to that certain Power of Attorney executed by David Stoian dated the 31st day of August, 2006 and filed of record in/as Inst. No. 20060918000462370 in the office of the Judge of Probate of Shelby County, Alabama, and

Camille Stoian, an unmarried woman,

together hereinafter referred to as Grantor (whether one or more), does hereby grant, bargain, sell and convey unto said Grantee, in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" for Legal Description

\$ 75000 of the above recited consideration was paid from the proceeds of a purchase money mortgage loan recorded simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2006 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns torever.

And I, as Grantor, do, for myself and for my successors and assigns 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 successors and assigns 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.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of September, 2006.

David Stoian Stoian

By: Camille Stoign

Camille Stoian, as Attorney-in-Fact for David Stoian

Camille Stoian

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David Stoian** by and through her/his Attorney in Fact, **Camille Stoian**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, that he/she, in her/his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of September, 2006.

Notary Public

My Commission Expires: 09/21/06

STATE OF ALABAMA SHELBY COUNTY

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

Given under my hand and official seal, this 7th day of September, 2006.

Notary Public

My Commission Expires: 09/21/06

THIS INSTRUMENT PREPARED BY:

W. Russell Beals, Jr., Attorney at Law

BEALS & ASSOCIATES, P.C.

4898 Valleydale Road #B-3

Birmingham AL 35242

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EXHIBIT "A"

Begin at the SE Corner of the NW 1/4 of the NW 1/4 of Section 3, Township 18, Range 1 East, from said corner run North along Quarter-Quarter Section line to intersection of the Old Columbiana Road; thence turn an angle to the left and run in a southwesterly direction to intersection of said road to center of branch; thence turn an angle to the right and run in a northerly direction along the center of said branch 210 feet; thence turn an angle of 90° to the left and run in a southerly direction 210 feet, more or less, to the Old Columbiana Road; thence turn an angle to the left and run in a northeasterly direction along said road 210 feet, more or less, to the Point of Beginning.

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