This instrument was prepared by: Shelby County Abstract & Title Co., Inc. 101 West College Columbiana, AL 35051

Send Tax Notice To:

Keith Warren

102 Ferry Road
Columbiana, AL 751/

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

20061113000555240 1/2 \$25.00 Shelby Cnty Judge of Probate, AL 11/13/2006 02:48:04PM FILED/CERT

SHELBY COUNTY

That in consideration of One Hundred Ten Thousand dollars and Zero cents (\$110,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard Wann as President of Landworkz, Inc. (herein referred to as grantors) do grant, bargain, sell and convey unto Keith Warren and Ingrid Warren (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2006.

Constitutes no part of the homestead of the grantor or grantors spouse.

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 said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

(\$99,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I	have hereunto set m	y hand and se	eal, this 3rd day of November, 2006.	
		(Seal)	Landworkz, Inc. By: Richard Wann, its President	(Seal)
		(Seal)	By The roidult	(Seal)
		(Seal)		(Seal)
				(Seal)
STATE OF ALABAMA				
COUNTY OF SHELBY			General Acknowledgment	

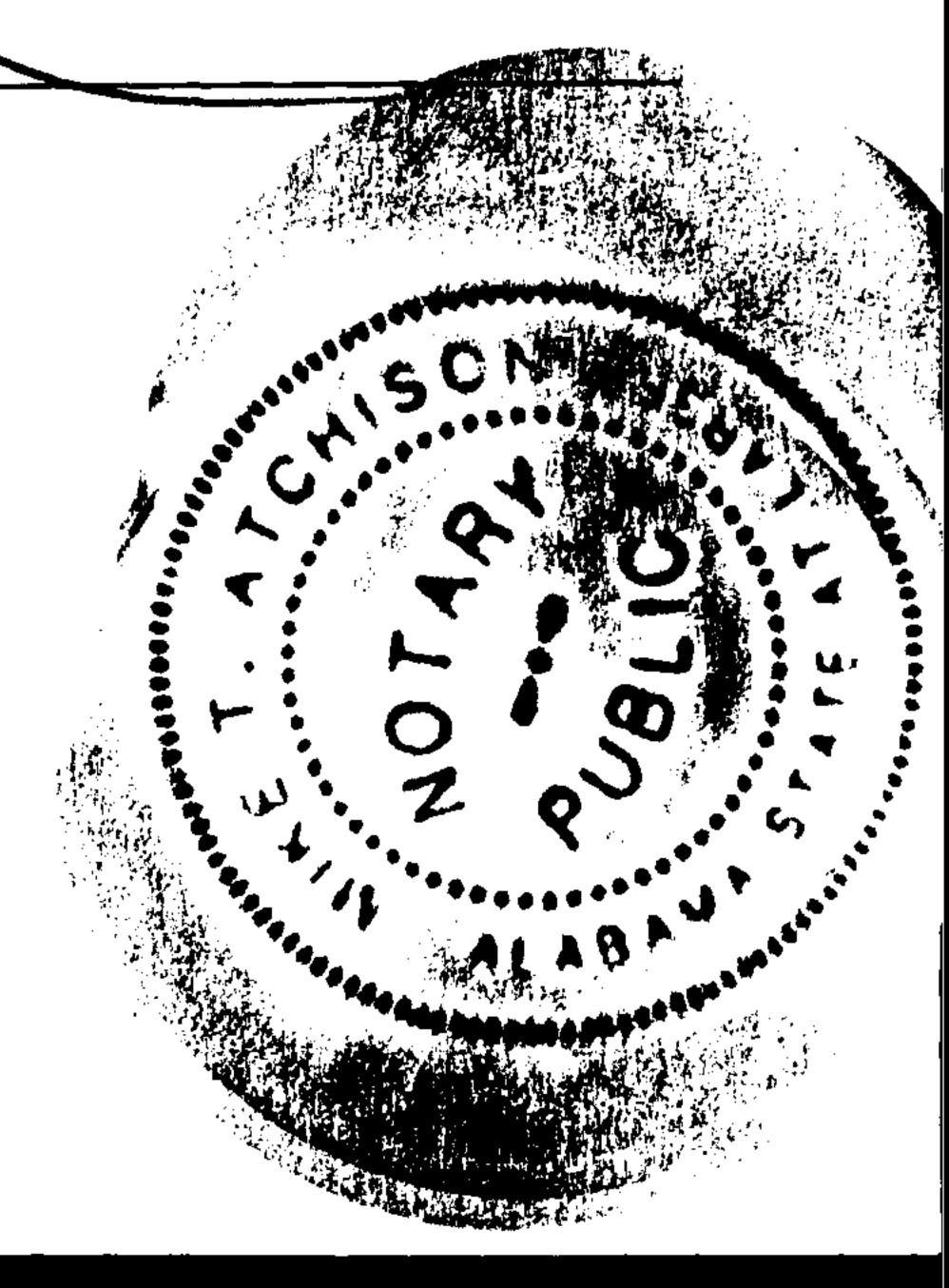
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Wann as President of Landworkz, Inc. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance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

Given under my hand and official seal this 3rd day of November, 2006.

My Commission Expires: 10/16/08

Shelby County, AL 11/13/2006 State of Alabama

Deed Tax: \$11.00



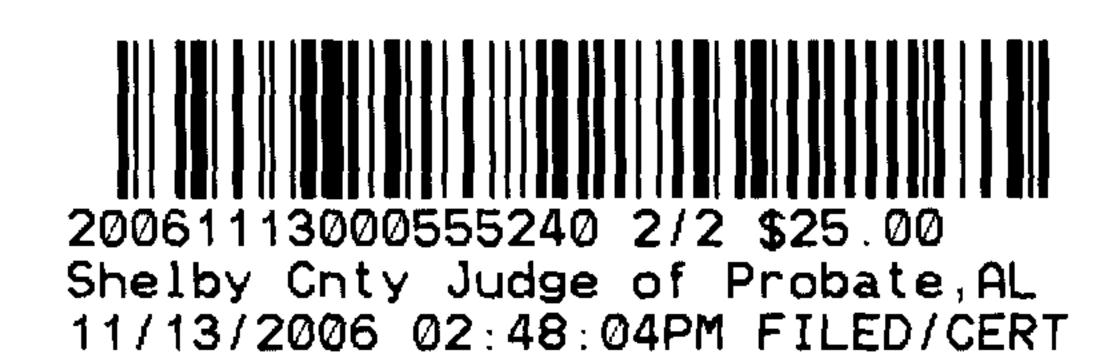


EXHIBIT A

Beginning at the forks, or junction of the Wilsonville and Columbiana paved highway and the Columbiana and Mardis Ferry Public Road, sometimes known as the Kingdom Road and running thence in an easterly direction along the South side of said Wilsonville and Columbiana paved highway to the line fence of the lot now known as Mrs Rosa Teague residence lot; run thence in a southerly direction along the fence marking the western boundary lot of the Rosa Teague lot to the North side of the Columbiana and Mardis Ferry Public Road sometimes known as the Kingdom Public Road; run thence in a westerly direction along the North margin of said road to the point of beginning and being also known as Lot Number 83, according to W. J. Horsley's map of the Town of Columbiana, Alabama, EXCEPT therefrom 100 feet heretofore conveyed to Mrs. Rosa Teague and situated in the Northwest quarter of Section 25, Township 21, Range 1 West. All situated in the Town of Columbiana, in Shelby County, Alabama.

LESS AND EXCEPT property as conveyed in Inst. No. 2000-32553 recorded in Probate Office of Shelby County, Alabama, being more particularly described as follows:

A lot situated in the Town of Columbiana, Alabama, being more particularly described as follows:

Commence at the back of the curb at the intersection of Washington Street and Old Highway 25; thence in an Easterly direction along Old Highway 25 a distance of 153 feet to a point; thence run Southerly a distance of 86 feet, more or less, to the back of the curb on the North side of the Mardis Ferry Public Road, sometimes known as Highway 28; thence run in a Westerly direction along said curb a distance of 155 feet to the intersection of the curb on the East side of Washington Street; thence run in a Northerly direction along the curb of Washington Street 42 feet to the point of beginning.

Being part of Lot 83, according to W. J. Horsley's Map of the Town of Columbiana, and being situated in the NE 1/4 of the NW 1/4, Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.