

This instrument was prepared by:

Stephen D Keith 3500 Independence Drive Birmingham, AL 35209

Please Send Tax Notice to:

Brian V Marvin 655 Mountain View Lane Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar and in contemplation of the pending divorce between the Grantors herein, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we Brian V Marvin and wife, Jerri A Marvin (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto Brian V Marvin, (hereinafter referred to as Grantees) his heirs and assigns, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A", attached hereto and incorporated herein by reference.

Subject to:

Taxes for the year 2006 and all subsequent years.

Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and

rights of way applicable to subject property.

The approximate value of the equity being herein conveyed is \$25,000.00, all of which is being paid through a mortgage loan executed contemporaneously herewith.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

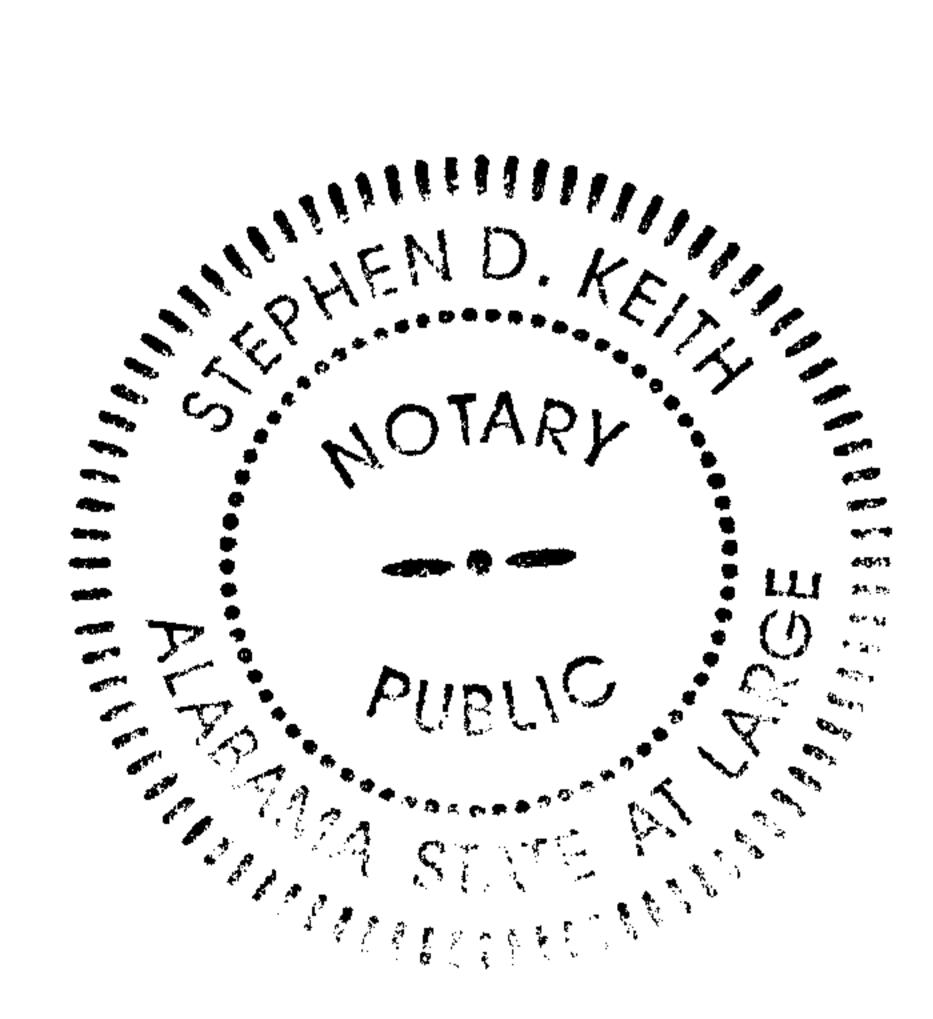
| IN WITNESS W. 2006 | HEREOF, I/we have hereunto set my/our hand and seal this Z/ day of |
|--------------------|--|
| | |
| | Brian V/Marvin |
| | Jerri A Marvin |
| State of Alabama | |
| Shelby County | |
| I, the undersigned | l, a Notary Public in and for said County, in said state, hereby certify that Brian V |

Marvin and Jerri A Marvin whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents, they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this $\frac{24}{2}$ day of $\frac{1}{2}$, in the year $\frac{200}{6}$

Notary Public

My Commission Expires



Stephen Kear

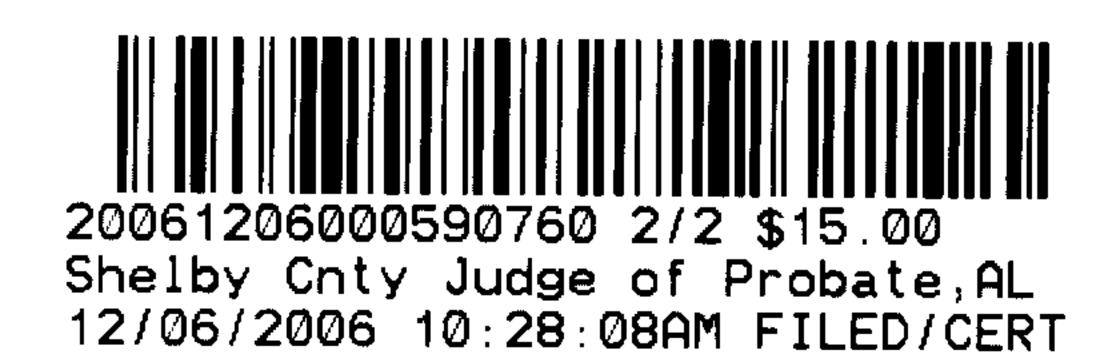


Exhibit A, Legal Description

Marvin to Marvin (Warranty Deed) & Marvin to Countrywide Home Loans, Inc., Ln #153878125 (Mortgage)

A part of Lot 1-B, according to the Jordan Resurvey of Lot 1 of Bosshart Resurvey of Parcel "L" Tract Nine Subdivision, said Resurvey recorded in Map Book 29, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 22, Township 20 South, Range 1 West, said corner also being the Northeast corner of said Lot 1 of Bosshart Resurvey of Parcel "L" – Tract Nine Subdivision, now known as Lot 1-B of Jordan Resurvey; thence run Southwesterly along the North line of said Lot 1-B for 660.21 feet; thence 89°06′50" left and run Southwesterly for 664.48 feet to an existing corner of said Lot 1-B; thence 91°02′04" left and run Northeasterly for 661.06 feet to a point of the East line of said Lot 1-B, said point being 662.75 feet North of the Southeast corner of said Lot 1; thence 89°02′13" left and run Northeasterly along the East line of said Lot 1-B for 662.75 feet to the point of beginning.

Also and together with and subject to:

A 30 foot wide private non-exclusive ingress and egress easement across the Southeast ¼ of the Northwest ¼ of the Southeast ¼ of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Northwest ¼ of the Southeast ¼ of said Section 22, Township 20 South, Range 1 West, said point being the Southeast corner of aforementioned Lot 1 of said Bosshart Resurvey of Parcel "L" – Tract Nine Subdivision, Map Book 13, Page 60, Shelby County, Alabama; thence run Northerly along the East line of said ¼ ¼ section for 15.00 feet to the Point of Beginning of the centerline of a 30 foot wide private ingress-egress easement; thence 64°20′15" left and run Northwesterly for 464.98 feet to a point; thence 36°35′43" right and run Northwesterly for 99.48 feet to a point; thence 19°36′00" right and run Northwesterly for 92.32 feet to a point; thence 29°05′20" right and run Northeasterly for 91.34 feet to a point; thence 05°00′50" right and run Northeasterly for 84.50 feet to a point; thence 13°12′20" left and run Northeasterly for 51.13 feet to a point; thence 03°03′25" left and run Northeasterly for 50.35 feet to a point on the South line of the Northeast ¼ of the Northwest ¼ of the Southeast ¼ of Section 22, Township 20 South, Range 1 West, said point being the End of said Easement.

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