$89,000 of the Purchase Price was paid from the Proceeds of a mortgage loan filed Simultaneously herewith.

20070103000000350 1/2 $19.00
Shelby Cnty Judge of Probate,AL
01/03/2007 09:55:36AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, Al 35238

WARRANTY DEED

Shelby County, AL 01/03/2007
State of Alabama

Deed Tax:$5.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ninty Four Thousand and no/100 Dollars**, **($94,000.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **GEORGE W. FRICKS AND NANCY L. FRICKS, HUSBAND AND WIFE,** (hereinafter called "Grantor") does hereby GRANT, BARGAIN, SELL AND CONVEY unto **TIMOTHY IAN BERRY, AND UNMARRIED MAN**, (hereinafter called "Grantee"), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

See attached copy of Schedule A Legal Description:

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

1. Taxes due October 1, 2006.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor does individually and for the heirs, executors and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this the 18TH day of DECEMBER, 2006.

GEORGE W. FRICKS

NANCY L. FRICKS

STATE OF ALABAMA
JEFFERSON COUNTY

I, a Notary Public, for the State at Large, hereby certify that, **GEORGE W. FRICKS AND NANCY L. FRICKS, HUSBAND AND WIFE,** whose name is/are signed to the foregoing Warranty Deed, and who is/are known to me,, acknowledged before me on this day that, being informed of the contents of the Deed, that she/he/they executed the same voluntarily on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 18TH day of DECEMBER, 2006.

Notary Public: Douglas H. Scofield
My Commission Expires: October 7, 2010 (Seal)

20070103000000350 2/2 $19.00
Shelby Cnty Judge of Probate, AL
01/03/2007 09:55:36AM FILED/CERT

EXHIBIT "A"
Legal Description

LOT 10 ACCORDING TO THE RESURVEY OF LOTS 1-64, 89-104 AND A-C OF APPLEGATE MANOR AS RECORDED IN MAP BOOK 10, PAGE 25, SHELBY COUNTY, ALABAMA RECORDS

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

ADDRESS: 1436 APPLEGATE DRIVE; ALABASTER, AL 35007 TAX MAP OR

PARCEL ID NO.: 23-2-10-1-005-010.000

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY.