

SEND TAX NOTICE TO: KARON BROOKS 1165 EAGLE PARK ROAD BIRMINGHAM, ALABAMA 35242

Shelby County, AL 01/08/2007

State of Alabama

Deed Tax: \$339.00

WARRANTY DEED

STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$339,000.00

and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, DENNIS R. NOLAND and REBECCA B. NOLAND, HUSBAND AND WIFE, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto KARON BROOKS, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 14, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 22, PAGE 43 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of December, 2006.

WITNESS: DENNIS R. NOLAND REBECCA B. NOLAND

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that DENNIS R. NOLAND and REBECCA B. NOLAND, HUSBAND AND WIFE, 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 of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 27th day of December, 2006.

My commission expires:

Notary Public

MY COMMISSION EXPIRES 10/07/08

Prepared by: CHRISTOPHER P. MOSELEY MOSELEY & ASSOCIATES, P.C. 2871 ACTON ROAD, SUITE 101 BIRMINGHAM, AL 35243