This instrument prepared by:

Patrick F. Smith

Law Office of Patrick F. Smith, L.L.C.

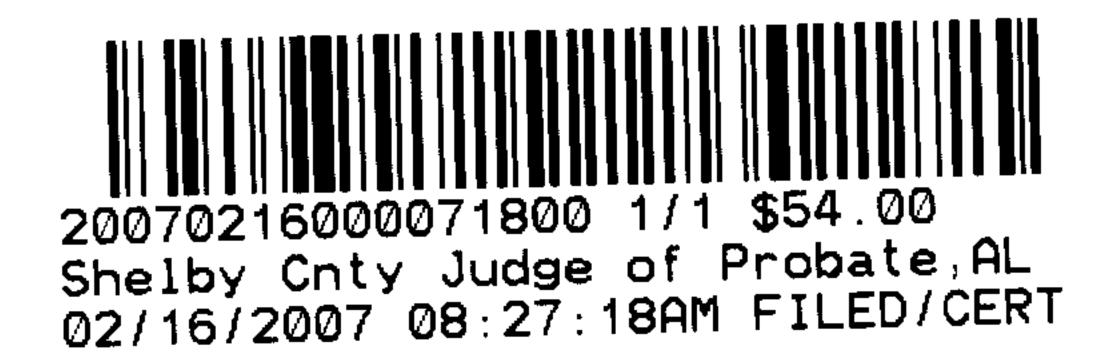
P.O. Box 190224

Birmingham, AL 35219

SEND TAX NOTICE TO:

Kathryn E. Graham

1641 King James Drive Alabaster, Alabama 35007



## GENERAL WARRANTY DEED

STATE OF ALABAMA )
Shelby COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred One Thousand One Hundred Seven dollars and Fifty cents (\$101,107.50) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Mark D. Kizzire and wife Susan G. Peterson, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kathryn E. Graham (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 20, according to the Survey of Kingwood Townhomes, Phase Three, as recorded in Map Book 20, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$58,107.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 26th day

of January, 2007

Mark D. Kizzire

Susan G. Peterson

Kristin Vansant, Attorney-in-Fact

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristin Vansant, as attorney-in-fact for Mark D. Kizzire and Susan G. Peterson, whose name(s) she has signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that as attorney in fact for Mark D. Kizzire and Susan G. Peterson, and being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date and with full authority to do so.

Given under my hand and official seal on 26th day of January, 2007.

Notary Public

Commission Expires:

Shelby County, AL 02/16/2007 State of Alabama

Deed Tax: \$43.00

FILE NO: 270018

15 South