THIS INSTRUMENT PREPARED BY: BOARDMAN, CARR & HUTCHESON, P.C. 400 BOARDMAN DRIVE CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS: Marvin E. Royals, Jr. 238 County Road 437 Sterrett, Alabama 35147

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty Thousand and 00/100 (\$140,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Jeremy C. Graham, a single individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Marvin E. Royals, Jr., a single individual, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4, Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the East line of said 1/4 1/4 415.0 feet to the point of beginning of the property being described; thence continue along the last described course 100.0 feet to a point; thence turn 89 deg. 43 min. left and run 221.65 feet to a point on the East line of public road; thence turn 90 deg. 17 min. left and run Southerly along road line 100.0 feet to a point; thence turn 89 deg. 43 min. left and run Easterly 221.65 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Jeremy C. Graham and Jeremy Graham are one and the same person.

\$140,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 28th day of

February, 2007.

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeremy C. Graham, a single individual 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 3

Shelby Cnty Judge of Probate, AL 03/01/2007 01:11:53PM FILED/CERT