20070302000096420 1/3 \$19.50 Shelby Cnty Judge of Probate, AL 03/02/2007 03:26:10PM FILED/CERT

Prepared: 2400 Dallas Parkway, Suite 460 Plano, TX 75093

Shelby County, AL 03/02/2007 State of Alabama

Deed Tax: \$2.50

Return to:

William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

For Recorder Use Only

WARRANTY DEED

State of Alabama Shelby County

KNOW ALL MEN BY THESE PRESENTS:

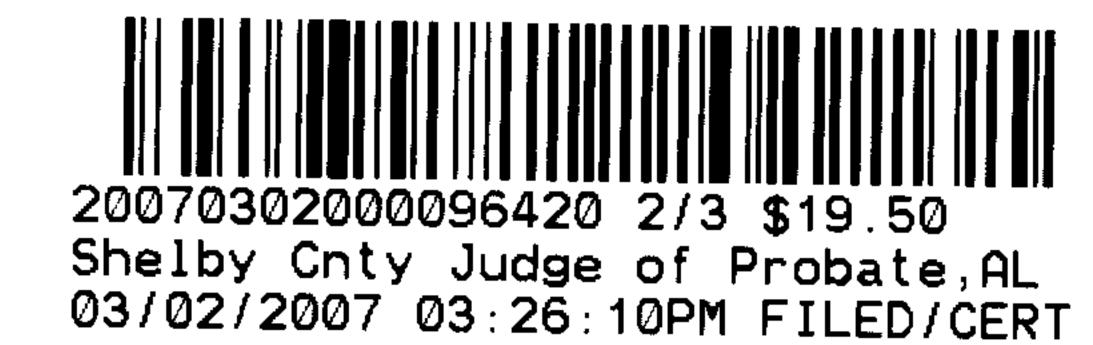
One Hundred Thirty-Seven Thousand Nine Hundred and No/100---

That in consideration of _____(\$137,900.00) Dollars ______ to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, Ronald Allen Rutledge and Ellen B. Rutledge, , (herein referred to as "Grantor(s)"), does hereby grant, bargain, sell, and convey unto

Lloyd C. McCourt and Lori McCourt, herein referred to as "Grantee(s)", the following described real property situated in Helena, Shelby County, Alabama, to-wit:

Described in Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD to the said Grantee(s), their heirs and assigns forever. And I/we do for ourselves and for our successors and assigns covenant with the said Grantee(s), their heirs and assigns, that I/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and our successors and assigns shall warrant and defend the same to the said Grantee(s), their heirs assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 23rd of February, 20 07. Ellen B. Rutledge Ronald Allen Rutledge THE STATE OF Mississipper
COUNTY OF I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronald Allen Rutledge, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date. Give under my hand and official seal this 23rd day of February, 2007. SEAL Notary Public My Commission Expires: THE STATE OF MODERAL COUNTY OF COUNTY OF I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ellen B. Rutledge, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date. Give under my hand she and official seal this 23rd day of February, 2007. SEAL

Notary Public

My Commission Expires:

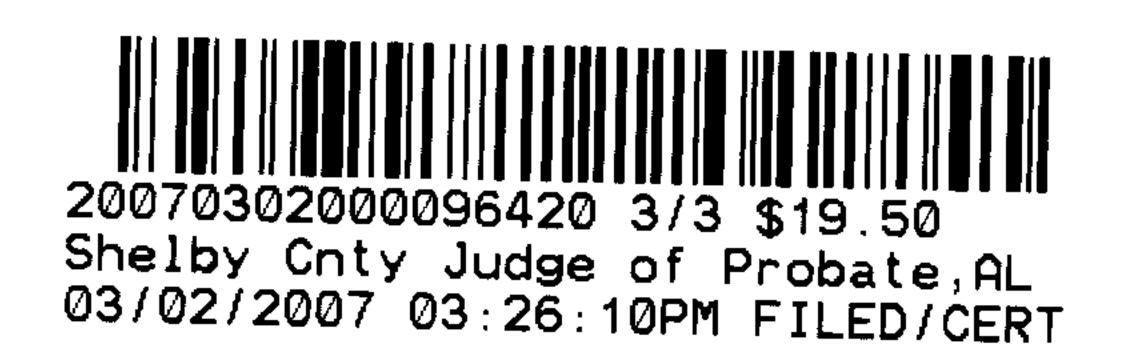


Exhibit "A"

Attached Legal Description

Lot 38, according to the Survey of Saint Charles Place Jackson Square, Phase Two, Sector One, as recorded in Map Book 18, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 135,769.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.