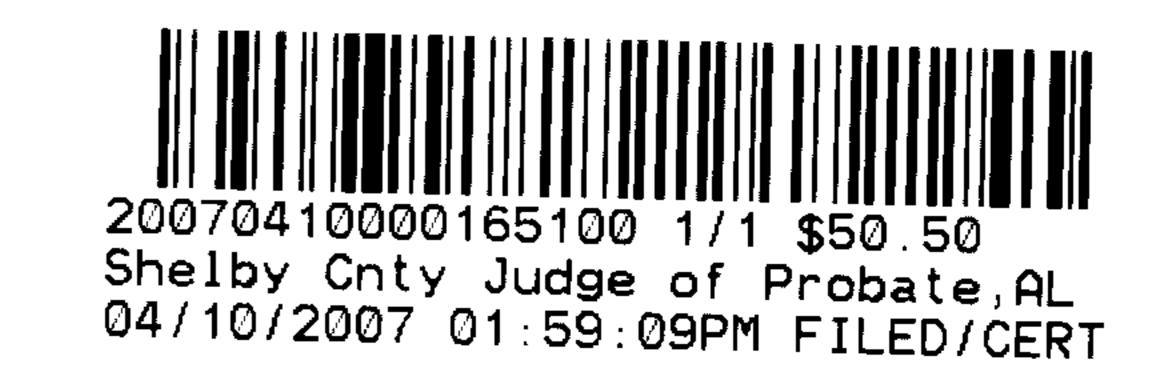
SEND TAX NOTICES TO:

Jennifer S. Bratton Michael L. Bratton 2216 Old Cahaba Place Helena, AL 35080



WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Sixty-one Thousand Five Hundred and no/100 Dollars (\$261,500.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged GARDNER BUILDERS, INC., (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto JENNIFER S. BRATTON and MICHAEL L. BRATTON, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, its interest in the following described real estate situated in Jefferson County, Alabama, to wit:

Lot 415-A, according to the Resurvey of Lots 406 thru 422, Amended Map of Old Cahaba Lakewood Sector, as recorded in Map Book 26, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2007 and subsequent years not yet due and payable.

\$222,275.00 of the purchase price recited herein was paid from the proceeds of two mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

AND THE GRANTOR does for its successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 28th day of March, 2007.

GARDNER BUILDERS, INC.

(GRANTOR) GARRY GARDNER

ITS: PRESIDENT

STATE OF ALABAMA) JEFFERSON COUNTY) Shelby County, AL 04/10/2007

State of Alabama

Deed Tax: \$39.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Garry Gardner, whose name as President of Gardner Builders, Inc., 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 this instrument, he executed the same voluntarily as an act of said corporation on the day the same bears date.

Given under my hand and official seal, this the 28th day of March, 2007.

NOTARY PUBLIC Anne R. Strickland

My Commission Expires: 5/10/09

THIS INSTRUMENT PREPARED BY: Anné R. Strickland, Attorney at Law 5330 Stadium Trace Parkway, Suite 250

Birmingham, Alabama 35244