

THIS INSTRUMENT WAS PREPARED BY:

✓ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Craig A. Thomas
5860 South Shades Crest Road
Bessemer, AL 35022

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred sixty thousand and 00/100 (\$260,000.00) DOLLARS [of which amount \$234,000.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jake A. Costa and wife, Dana Costa (herein referred to as grantors) do grant, bargain, sell and convey unto Craig A. Thomas, (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit: married man

See Exhibit "A" for legal description.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

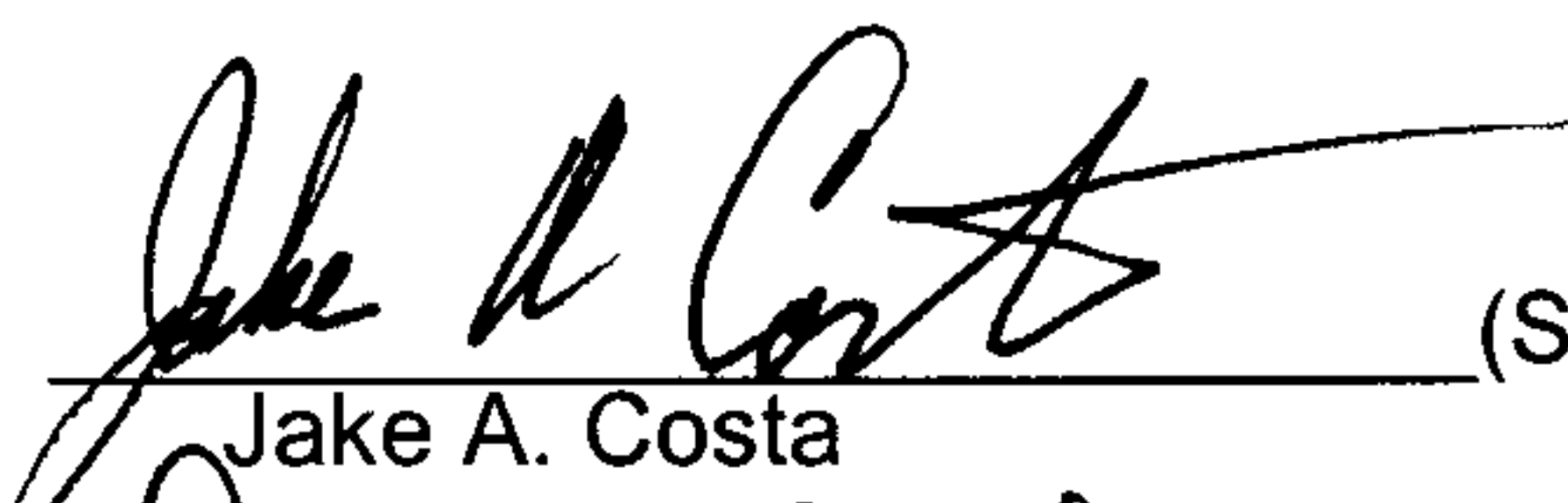

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this April 27, 2007.

WITNESS:

_____(SEAL)

_____(SEAL)


_____(SEAL)
Jake A. Costa

_____(SEAL)
Dana Costa

STATE OF ALABAMA
JEFFERSON COUNTY

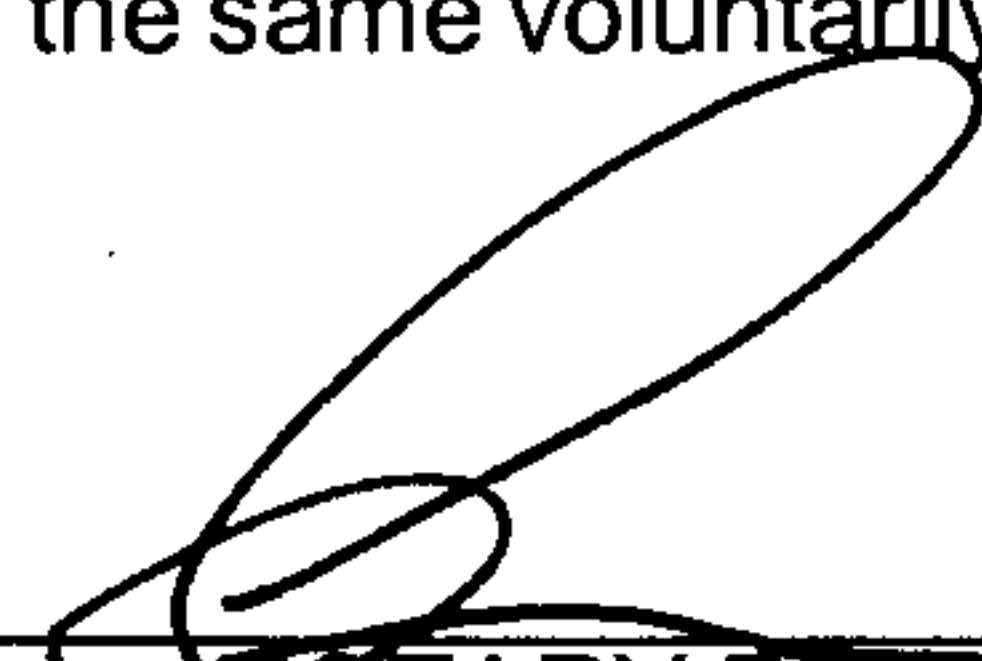
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jake A. Costa and wife, Dana Costa, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on April 27, 2007.

My commission expires: 4-6-08

Shelby County, AL 05/02/2007
State of Alabama

Deed Tax: \$26.00



NOTARY PUBLIC

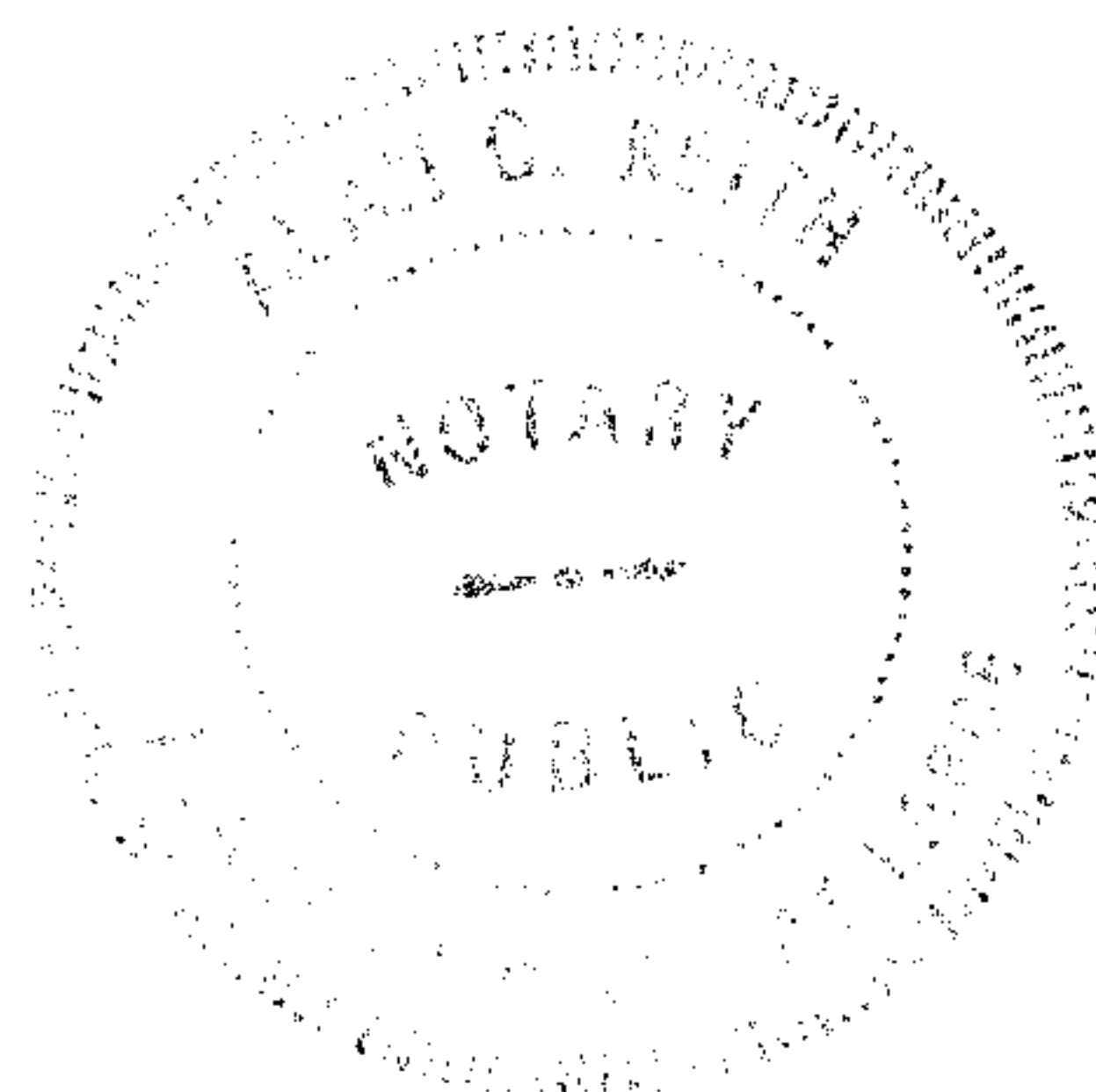


EXHIBIT "A"

Re: Thomas

A part of Lot 2, according to the decree and map in Case 2994 in the Circuit Court of Shelby County, Alabama, in equity, style of case being Howard, et al vs. Harrison, et al, which said decree and map is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 138, Page 555 and 556, which part of said Lot 2 being further described as follows:

Begin at the Northeast corner of Section 1, Township 21 South, Range 5 West, and run thence West along the North boundary of said Section 1, 237.5 feet to the point of beginning of the tract herein described; thence continue last described course in a Westerly direction a distance of 412.5 feet to the Northwest corner of said Lot 2; thence run South along the West line of said Lot 2 a distance of 621.78 feet, more or less, to a point on the North right of way line of South Shades Crest Road; thence turn left an angle of 96 degrees, 50 minutes in a Northeasterly direction and along the said right of way of road a distance of 415 feet; thence run North and parallel with the West line of said Lot 2 a distance of 571.89 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

Initial here:

A handwritten signature in black ink, appearing to be "JAC" followed by a stylized monogram or flourish.