

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
John L. Scott Goodwin
218 Arbor Court
Sterrett, AL 35147

Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty-One Thousand Five Hundred and NO/100---
-----(\$231,500.00) Dollars


to the undersigned grantor, Magnolia Partners, LLC,

a limited liability company,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which
is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and
convey unto John L. Scott Goodwin and Shannon P. Johnson Goodwin
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, together with every contingent remainder and
right of reversion, the following described real estate, situated in Shelby
County, Alabama to wit:

Lot 1010, according to the Survey of The Arbores of Forest Parks, as recorded in
Map Book 25, Page 146, in the Probate Office of Shelby County, Alabama.

\$ 231,500.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

Subject to current taxes, easements and restrictions of record.

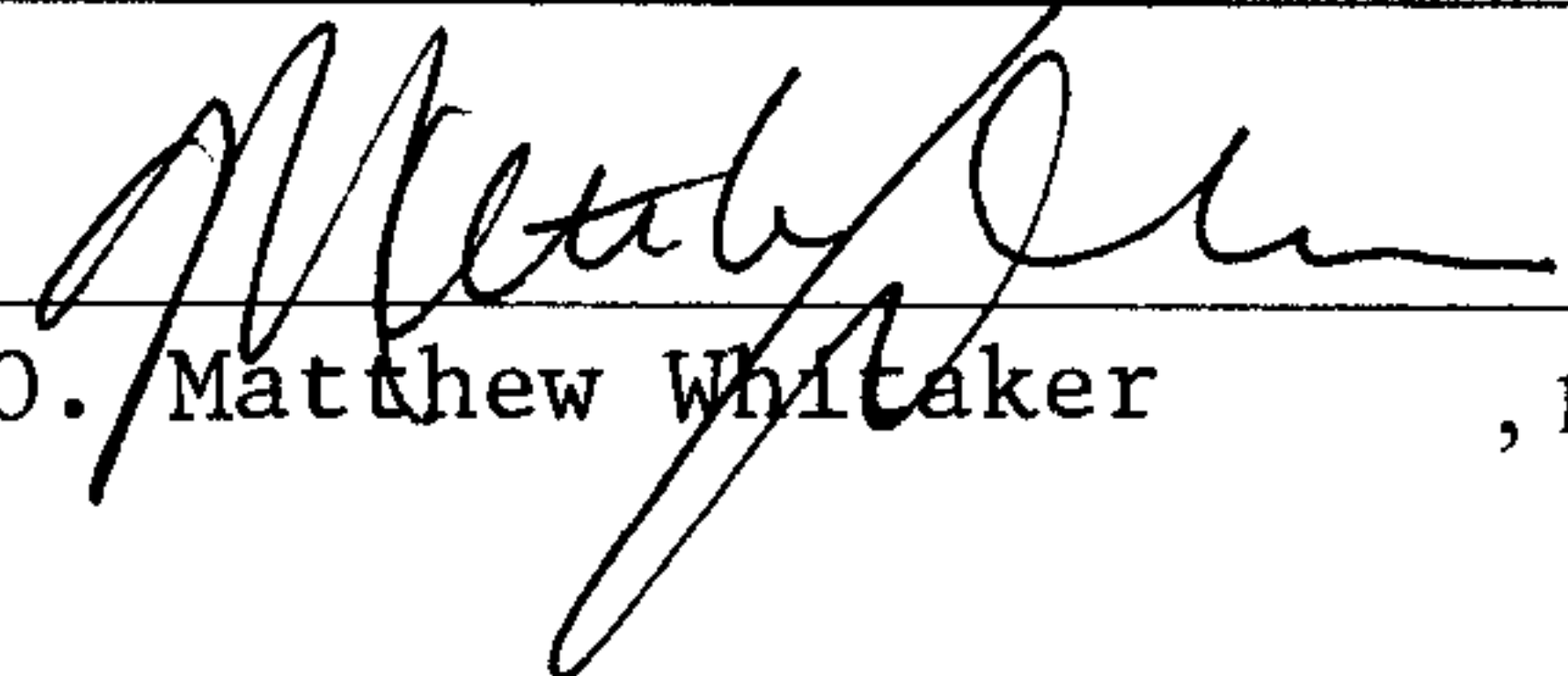

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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and
upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and
assigns of such survivor forever, together with every contingent remainder and right of reversion.
And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES,
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free
from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that
it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES,
their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its member
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th
day of May, 2007.

ATTEST:

Magnolia Partners, LLC

By: 
O. Matthew Whitaker, member

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

Limited Liability Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby
certify that O. Matthew Whitaker whose name as member of
Magnolia Partners, LLC, a limited liability company,
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 conveyance, he/she, as such officer and with full
authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 30th day of May, 2007.

My Commission Expires: 4/21/08


Notary Public: William H. Halbrooks