

Send tax notice to: Wayne Nunnally
370 Milgray Lane
Calera, Al. 35040

This deed was prepared by: Maxwell D. Carter
One Perimeter Park S. #100 N
Birmingham, Al. 35243

SPECIAL WARRANTY DEED

STATE OF FLORIDA
BROWARD COUNTY

KNOW ALL MEN BY THESE PRESENTS, this deed made this 28 day of June, 2007 by and between HOMESALES, INC., a corporation (herein referred to as Grantor) and WAYNE NUNNALLY (hereinafter called the Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration ONE HUNDRED ONE THOUSAND and no/100 (\$101,000) DOLLARS and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in SHELBY County, Alabama, to-wit:

Lot 204, according to the Amended Map of Final Plat of Camden Cove, Sector 6, as recorded in Map Book 30, Page 54 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$76,000.00 of the above mentioned purchase price was paid for from mortgage loan closed simultaneously herewith.

Subject to: All rights of redemption arising from that certain mortgage foreclosure deed dated January 5, 2007 and recorded January 10, 2007 in Instrument #20070110000016020 in the Probate Office of Shelby County, Alabama, said rights to expire January 5, 2008.

To have and to hold unto the said Grantees heirs and assigns, forever.

And the Grantor does hereby covenant with Grantee, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF, the Grantor, by John LaMarca
its Vice-President who is authorized to execute this conveyance,
has hereunto set its signature and seal, this the 28 day of June
2007.

HOMESALES, INC.

BY:


JOHN LAMARCA
Its VICE-PRESIDENT

STATE OF Florida
COUNTY OF Broward

I, the undersigned, a Notary Public in and for said county in
said state, hereby certify that John LaMarca whose name as Vice-
President of Homesales, Inc., a corporation, 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, as such officer, and with full authority, executed the same
voluntarily for and as the act of said corporation.

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


NOTARY PUBLIC

My commission expires: 11-08-08

Shelby County, AL 07/05/2007
State of Alabama

Deed Tax: \$25.00



Luis A. Briceno
Commission #DD369942
Expires: Nov 08, 2008
Bonded Thru
Atlantic King Co. Inc.