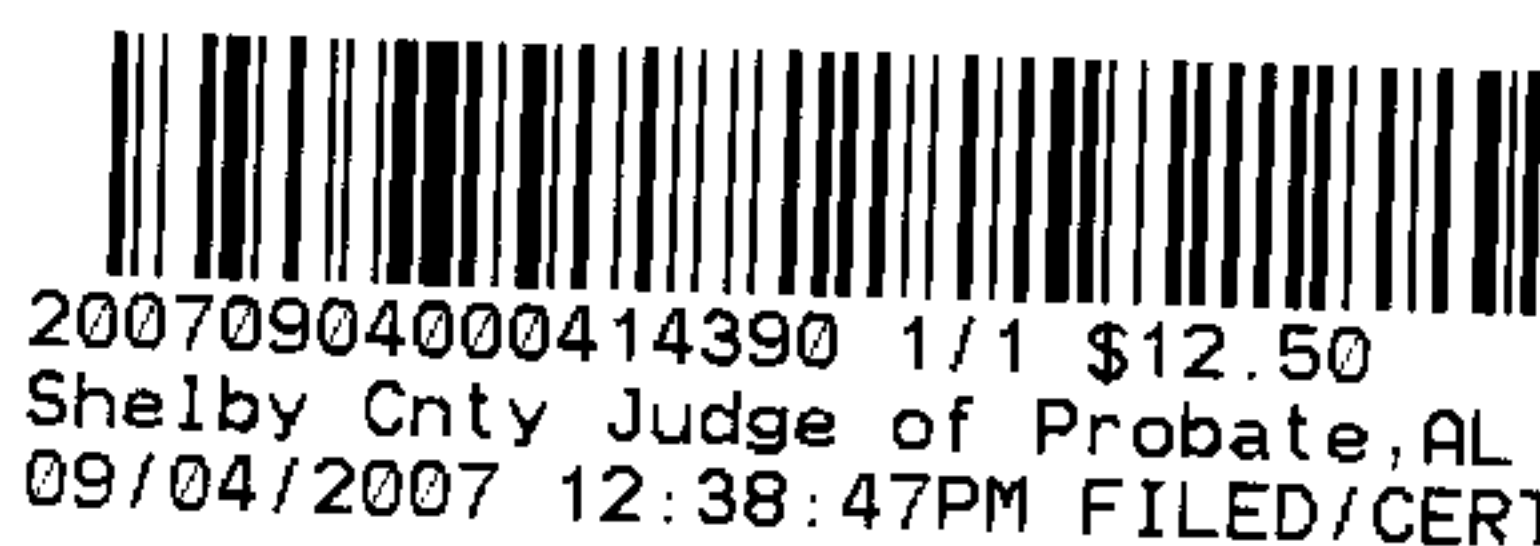


This instrument was prepared by

Send Tax Notice To: Gabriel C. Iwuaba
name 200 Old Brook Ct.
Birmingham, Al. 35242
address

(Name) Loring S. Jones, III
1025 Montgomery Highway
(Address) Vestavia, Al. 35216



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred ninety thousand and no/100 (\$190,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles S. Jager, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gabriel C. Iwuaba and Christy Iwuaba

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 45, according to the Survey of Old Brook Place, as recorded in Map Book 19,
page 41 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$188,510.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

Grantor is a married man, however the property described herein is not the
homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs 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 herein 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30
day of August, 2007,

WITNESS:

Shelby County, AL 09/04/2007
State of Alabama

Deed Tax: \$1.50

(Seal)

(Seal)

(Seal)

(Seal)
CHARLES S. JAGER
(Seal)
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles S. Jager, a married man
whose name 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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30 day of August, 2007 A. D., 20

My commission expires: 9/13/08

(Signature)
Notary Public.
PRECISION PRINTING 491-6568 Form 6-6-90