

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Matthew and Amy Brantley
1020 Oak Meadows Road
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Two Thousand and 00/100 Dollars (\$272,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, IAN J. CLEMMETT and HEATHER M. CLEMMETT, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MATTHEW BRANTLEY and AMY BRANTLEY, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Jefferson County, Alabama:

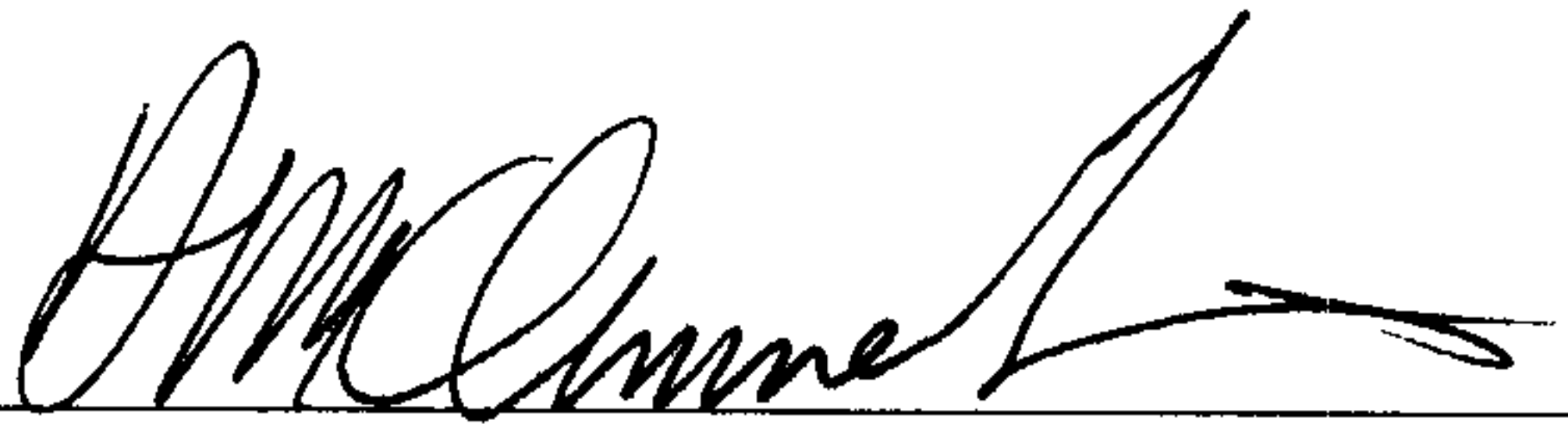
Lot 231, according to the Survey of Oak Meadows 1st Sector, as recorded in Map Book 20, page 71, in the Probate Office of Shelby County, Alabama.

Two Hundred Forty Four Thousand Eight Hundred and 00/100 Dollars (\$244,800.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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.

Dated this 31st day of January, 2008.



HEATHER M. CLEMMETT

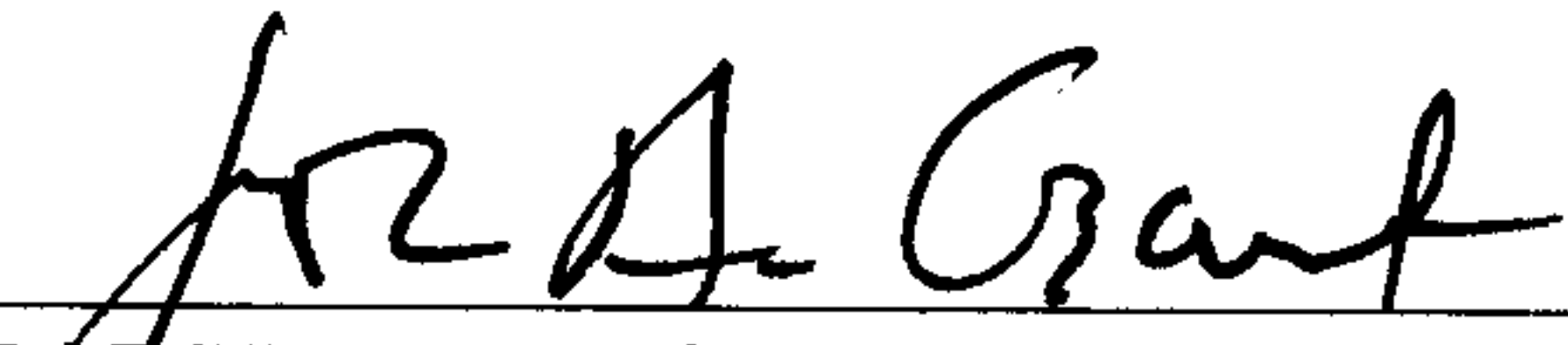
STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 02/08/2008
State of Alabama

Deed Tax: \$27.50

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that HEATHER M. CLEMMETT 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 she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2008.



NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/20/09



20080208000053850 2/3 \$44.50
Shelby Cnty Judge of Probate, AL
02/08/2008 01:26:39PM FILED/CERT

Dated this 31st day of January, 2008.

Ian J. Clemmett by Heather M. Clemmett, his
IAN J. CLEMMETT
Attorney-in-Fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that HEATHER M. CLEMMETT, whose name as Attorney-in-Fact for IAN J. CLEMMETT 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, she, in her capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2008.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/20/09


20080208000053850 3/3 \$44.50
Shelby Cnty Judge of Probate, AL
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