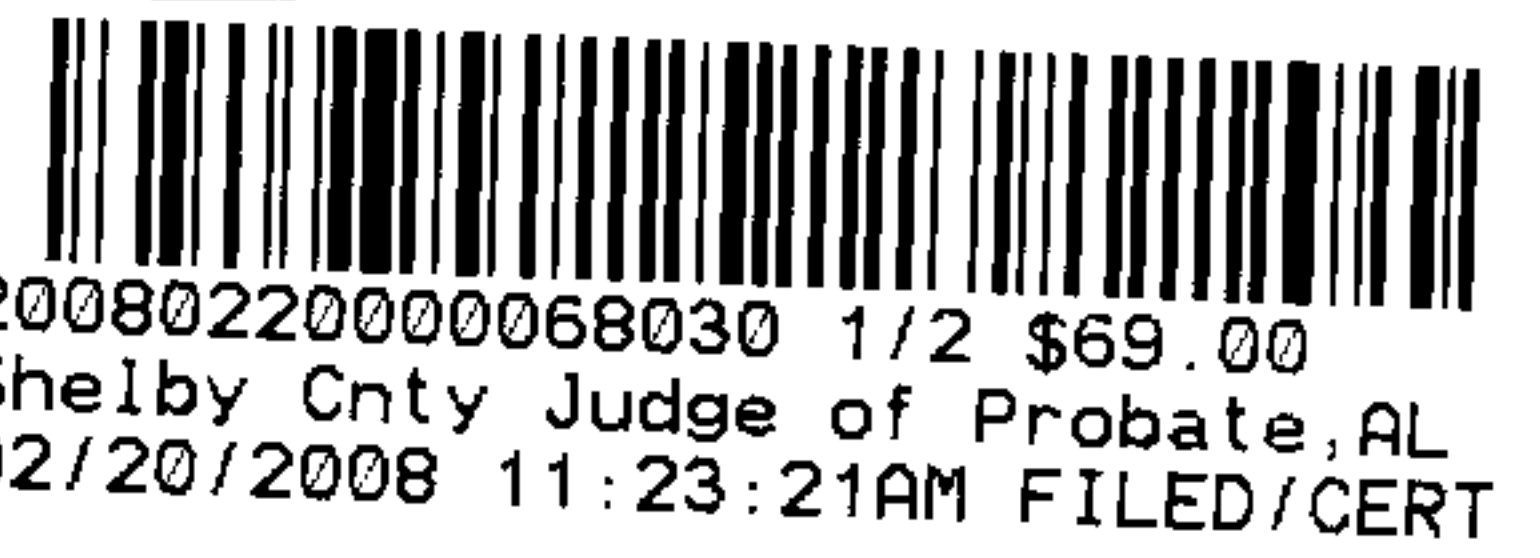


This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: John Allen Waugh
122 Shady Circle
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty Thousand dollars and Zero cents (\$160,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Brady Douglas Jenkins, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto John Allen Waugh and Kristina Waugh (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2008 subsequent years.

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.

(\$105,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of February 2008.

_____ (Seal)	<u>Brady Douglas Jenkins</u> (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brady Douglas Jenkins 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February 2008.

John T. Atchison
Notary Public
My Commission Expires: 10/16/08

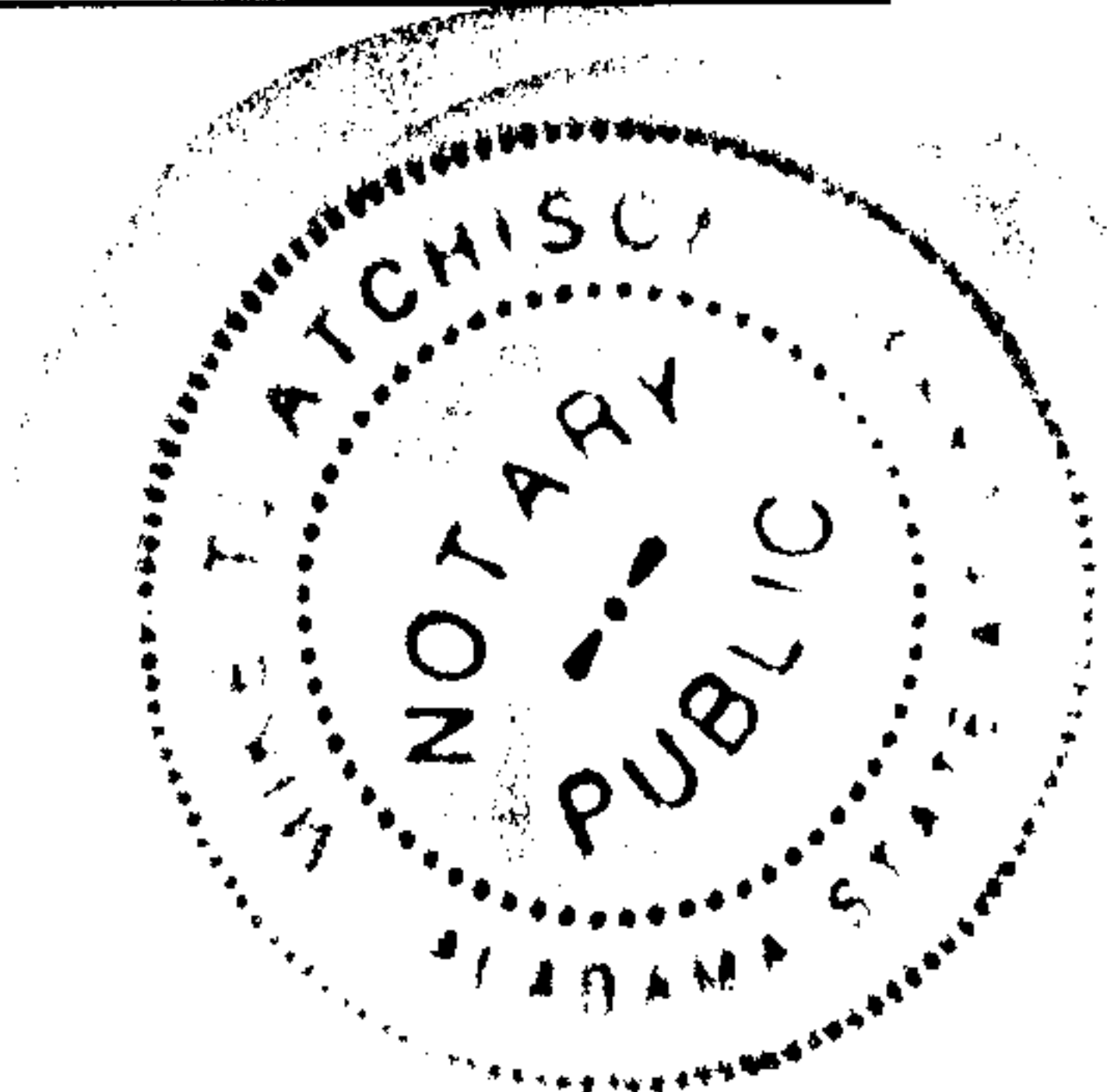
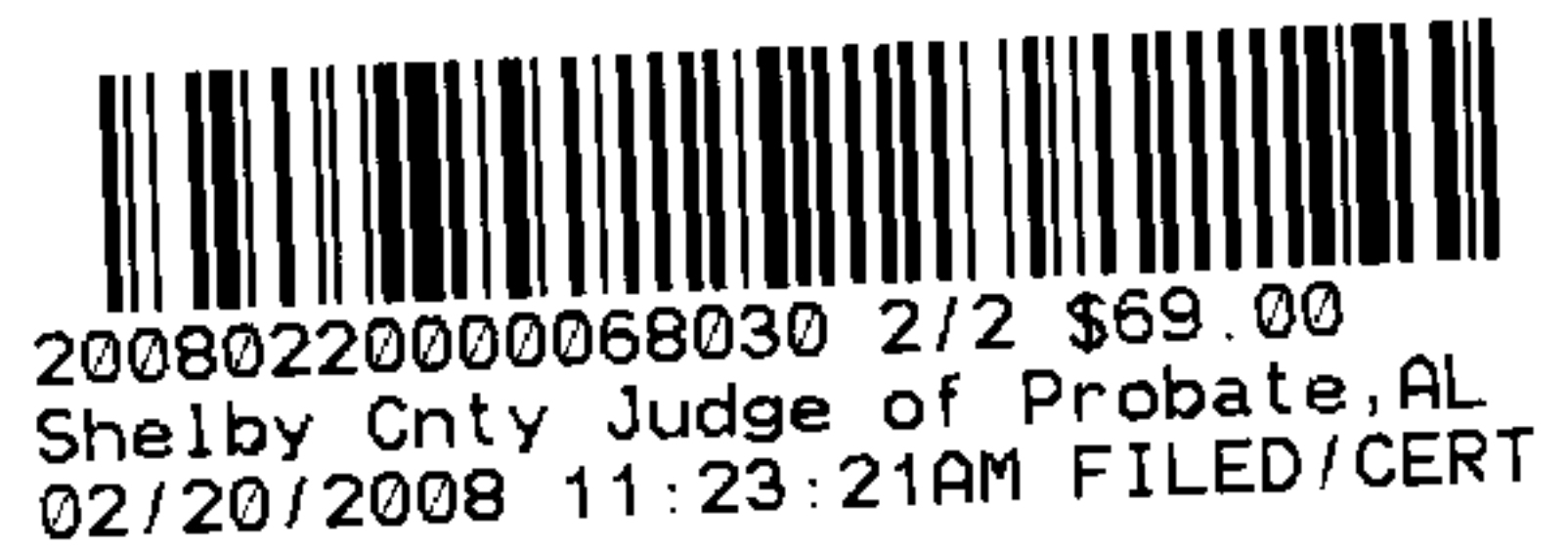


EXHIBIT A



PARCEL I

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama; thence West along the South line thereof 480.63 feet to the intersection with fence line North; thence 91 degrees 06 minutes right along said fence line a distance of 477.08 feet to the point of beginning; thence right 82 degrees 15 minutes and run Northeast a distance of 343.35 feet to the West line of a gravel drive; thence 90 degrees 02 minutes left and run along the West side of said gravel drive a distance of 136 feet to the South line of a 30 foot wide right of way, said point being 30 feet South of Willow Glen Subdivision and run West along said South line and parallel to Willow Glen Subdivision, a distance of 322 feet; thence 88 degrees 13 minutes left and run in a Southerly direction a distance of 160 feet more or less to the Point of Beginning. Situated in Shelby County, Alabama.

According to the survey of William J. Finley, Reg. No. 6009, dated March 17, 1983.

PARCEL II

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama; thence West along the South line thereof 480.63 feet to the intersection with fence line North; thence 91 degrees 06 minutes right along said fence line a distance of 284.31 feet to the point of beginning; thence continue on last described course a distance of 192.77 feet; thence an angle right of 82 degrees and 15 minutes and run Northeast a distance of 343.35 feet to the West line of a gravel drive; thence an angle right of 86 degrees 19 minutes and run along said West line of gravel drive a distance of 69.54 feet; thence an angle right of 94 degrees 09 minutes and run Southwest a distance of 193.88 feet; thence an angle left of 18 degrees 47 minutes and run Southwest 48.97 feet; thence an angle left of 37 degrees 19 minutes and run Southwest 58.92 feet; thence an angle right of 7 degrees 55 minutes and run Southwest 69.27 feet; thence an angle right 39 degrees 20 minutes and run Southwest 53.46 feet to the point of beginning; being situated in Shelby County, Alabama.

According to the survey of William J. Finley, Reg. No. 6009, dated November 6, 1983.

PARCEL III

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama; thence West along the South line thereof 480.63 feet to the intersection with fence line North, thence 91 degrees 06 minutes right along said fence line a distance of 477.08 feet to a point; thence right 82 degrees 15 minutes and run Northeast a distance of 343.35 feet to the West line of a gravel drive; thence 90 degrees 02 minutes left and run along the West side of said Gravel Drive a distance of 136 feet to the South line of a 30 foot wide right of way, said point being 30 feet South of Willow Glen Subdivision and being the point of beginning; thence run West along said South line and parallel to Willow Glen Subdivision, to the West line of the parcel conveyed by Alice C. Waugh to Grantors by deed recorded in Real Book 018, Page 504 in the Probate Office of Shelby County, Alabama; thence turn 91 degrees 47 minutes right and run Northerly 30 feet to the South line of Willow Glen Subdivision; thence turn 88 degrees 13 minutes right and run East along the South line of Willow Glen Subdivision to a point due North of the point of beginning; thence turn right and run South 30 feet to the point of beginning. Situated in Shelby County, Alabama.