

Prepared by:
Najjar Denaburg, P.C.
Shannon Denton Floyd, Attorney
2125 Morris Avenue
Birmingham, AL 35203

Send Tax Notice to:
Keith Whetter
340 Turnberry Rd
Birmingham, AL 35244

WARRANTY DEED

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and no/100 Dollars (\$350,000.00), in hand paid to the undersigned, Thomas E. Dreher and Julia A. Dreher, a married couple, (hereinafter referred to as "GRANTOR" whether one or more), by Keith B. Whetter and Tammy Lou Whetter as Trustees of the Keith B. Whetter and Tammy Lou Whetter Trust dated June 17, 2003 hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey to the said GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 18, according to the Survey of Heatherwood, 4th Sector, 2nd Addition, as recorded in Map Book 12, Pages 79, 80 and 81 in the Probate Office of Shelby County, Alabama.

Subject to:

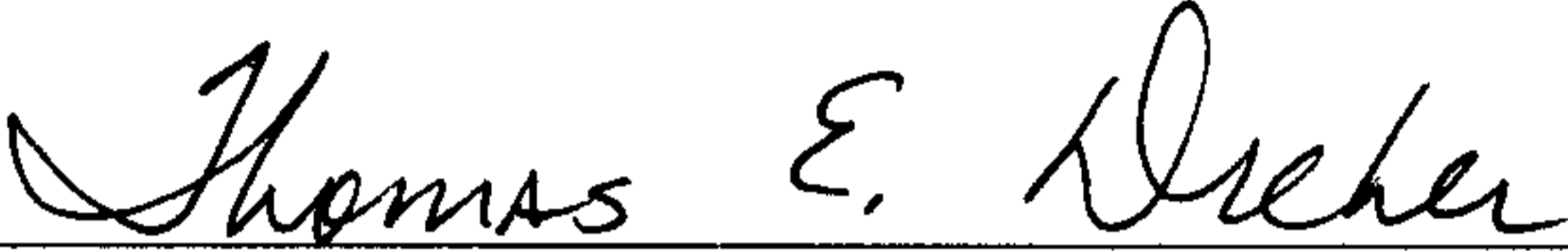
1. Ad valorem taxes for the year 2008, not yet due and payable.
2. 35 foot minimum building setback line along Turnberry Road, 10 foot easement along The southerly and southwesterly lot lines running through the corner of lot and a 5 foot easement along the easterly and westerly lot lines as shown by recorded map.
3. Transmission line permit to APCO as recorded in Deed Book 337, Page 267.
4. Easement to South Central Bell as recorded in Real Record 119, Page 887.
5. Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Real Volume 199, Page 196, amended in Instrument # 1998-26320, also in Map Book 12, Pages 79, 80 and 81.
6. Easement as to underground cables to Alabama Power Company as recorded in Real Record 204, Pages 561 and 655.
7. Agreement with Alabama Power Company as recorded in Real Record 204, Page 661 and In Real Record 286, Page 953.
8. Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may or hereafter exist or occur or cause damage to subject property as shown in Real Record 247, page 179, Real 256, page 666, Real 256, page 666 and in Instrument #1994-04548, in the office of the Judge of Probate of Shelby County, Alabama.
9. Title to all oil, gas and minerals within and underlying the premises, together with all oil Mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Record 247, Page 179 and in Instrument # 1993-14300, in the Probate Office of Shelby County, Alabama.

\$250,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

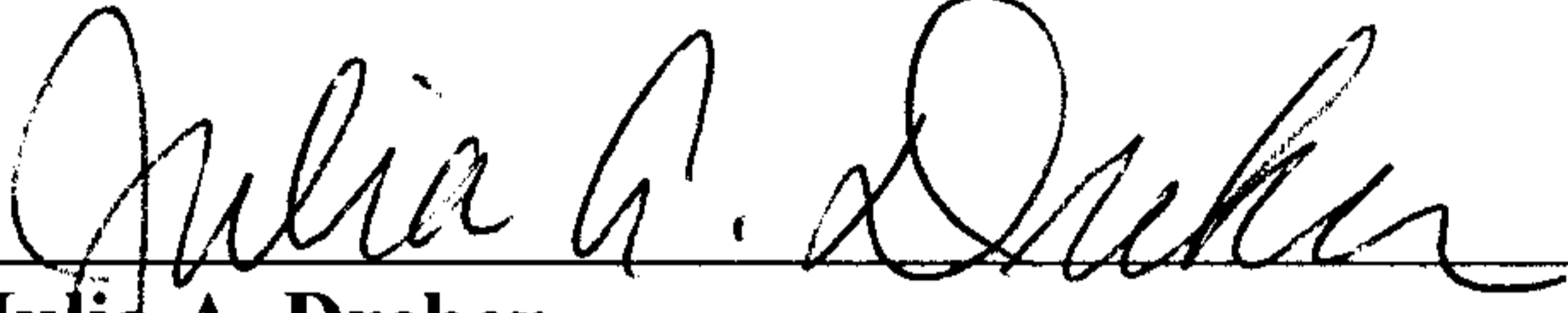
And we do for ourselves and for our successors and assigns covenant with the said GRANTEE, GRANTEE'S successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that ourselves and our successors shall warrant and defend the same to the said GRANTEE, GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to the said GRANTEE, GRANTEE'S successors and assigns forever.

IN WITNESS WHEREOF, Thomas E. Dreher and Julia A. Dreher have hereto set their signature and seal, this 9 day of May, 2008.



Thomas E. Dreher



Julia A. Dreher


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Dreher and Julia A. Dreher, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, they executed the same voluntarily on the same that bears date.

Given under my hand and official seal this 9 day of May, 2008.



Notary Public
My commission expires: MY COMMISSION EXPIRES JANUARY 30, 2011


20080521000207420 3/3 \$117.00
Shelby Cnty Judge of Probate, AL
05/21/2008 12:32:27PM FILED/CERT

LEGAL DESCRIPTION – EXHIBIT “A”

Lot 18, according to the Survey of Heatherwood, 4th Sector, 2nd Addition, as recorded in Map Book 12, Pages 79, 80 and 81 in the Probate Office of Shelby County, Alabama.