

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Jason Whitcomb
4428 Englewood Road
Helena, Alabama 35080

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred twenty seven thousand five hundred and no/100 (\$127,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Robert E. Forbes, a married man and Gary Lynn Forbes, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jason Whitcomb** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1, Block 7, according to the Survey of Plantation South, 3rd Sector, Phase II, as recorded in Map Book 13, Page 89, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Albert W. Forbes, deceased, who reserved a life estate in subject property died on or about March 12, 2008.

Gary Forbes and Gary Lynn Forbes are one and the same person.

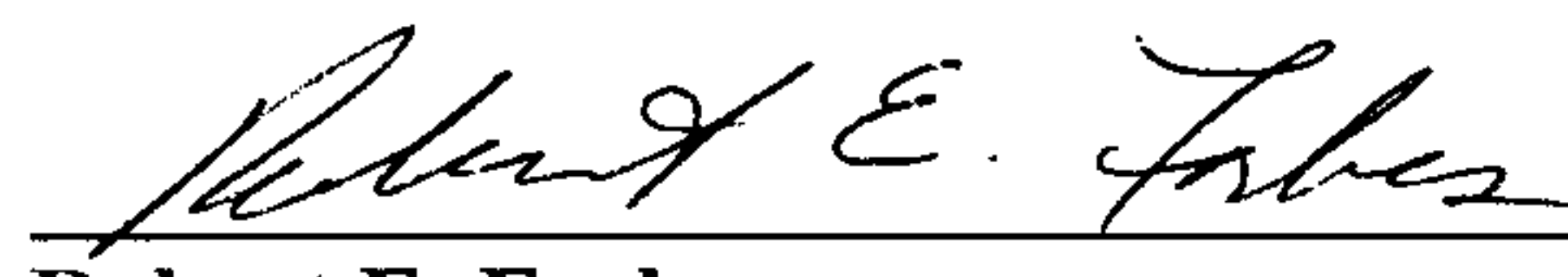
Robert Forbes and Robert E. Forbes are one and the same person.

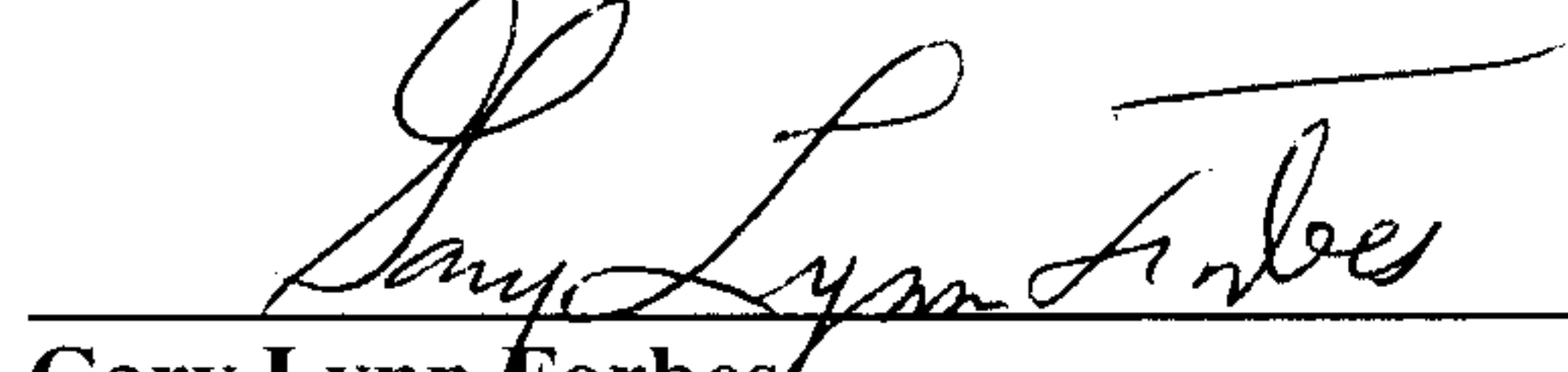
\$125,839.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of October, 2008.


Robert E. Forbes


Gary Lynn Forbes

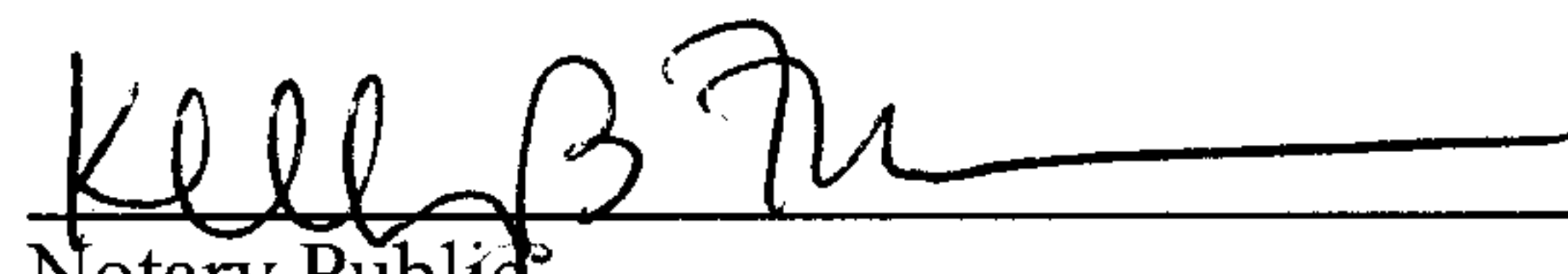
STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Robert E. Forbes, a married man and Gary Lynn Forbes, a married man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

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

Shelby County, AL 11/21/2008
State of Alabama

Deed Tax: \$2.00


Notary Public
My Commission Expires: 10-27-2010

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10 / 27 / 2010