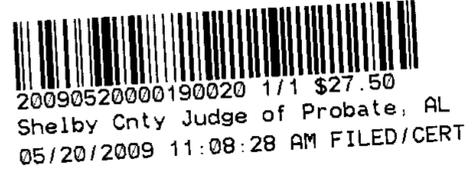


This Instrument Prepared By:
Michael W. Lindsey, Esq.
One Perimeter Park South, Ste 330 N
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Phyllis Tseng
1620 Cunningham Dr
Helena, Al 35080

WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Eighty One Thousand and 00/100 Dollars (\$81,000.00)** and other good and valuable consideration paid by the Grantees herein, the receipt of which is hereby acknowledged, **George R. Pickle**, an unmarried man (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto **Phyllis Tseng**, (herein referred to as "Grantee"), all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 13, Block F of Liberty Heights, Helena, Alabama, as recorded in Map Book 3, Page 26, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 05/20/2009
State of Alabama
Deed Tax : \$16.50

Subject to all easements and restrictions of record.

The property address is: 1620 Cunningham Dr, Helena, Al 35080.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 19th day of MAY, 2009.

George R. Pickle

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **George R. Pickle**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand and official seal this 19th day of May, 2009.

\$64,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith

Notary Public

My Commission Expires: 12-6-09