


Send tax notice to:
Nicholas Yourgules
583 Barrone St
Helena, AL 35080

This instrument prepared by:
Meredith R. Logan
P.O. Box 122
Fultondale, Alabama 35068

STATE OF ALABAMA
SHELBY COUNTY


20091110000420390 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
11/10/2009 03:28:13 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Eight Thousand and 00/100 Dollars (\$128,000.00) in hand paid to the undersigned **CHRISTOPHER W. CUNNINGHAM, a single man** (hereinafter referred to as Grantors") by **NICHOLAS E. YOURGULES AND AMBER N. YOURGULES** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A"

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO NOT OWNED BY GRANTORS. RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

A FIRST MORTGAGE IN THE AMOUNT OF \$125,681.00 IS BEING RECORDED SIMULTANEOUSLY HEREWITH.

A SECOND MORTGAGE IN THE AMOUNT OF \$3,840.00 IS BEING RECORDED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

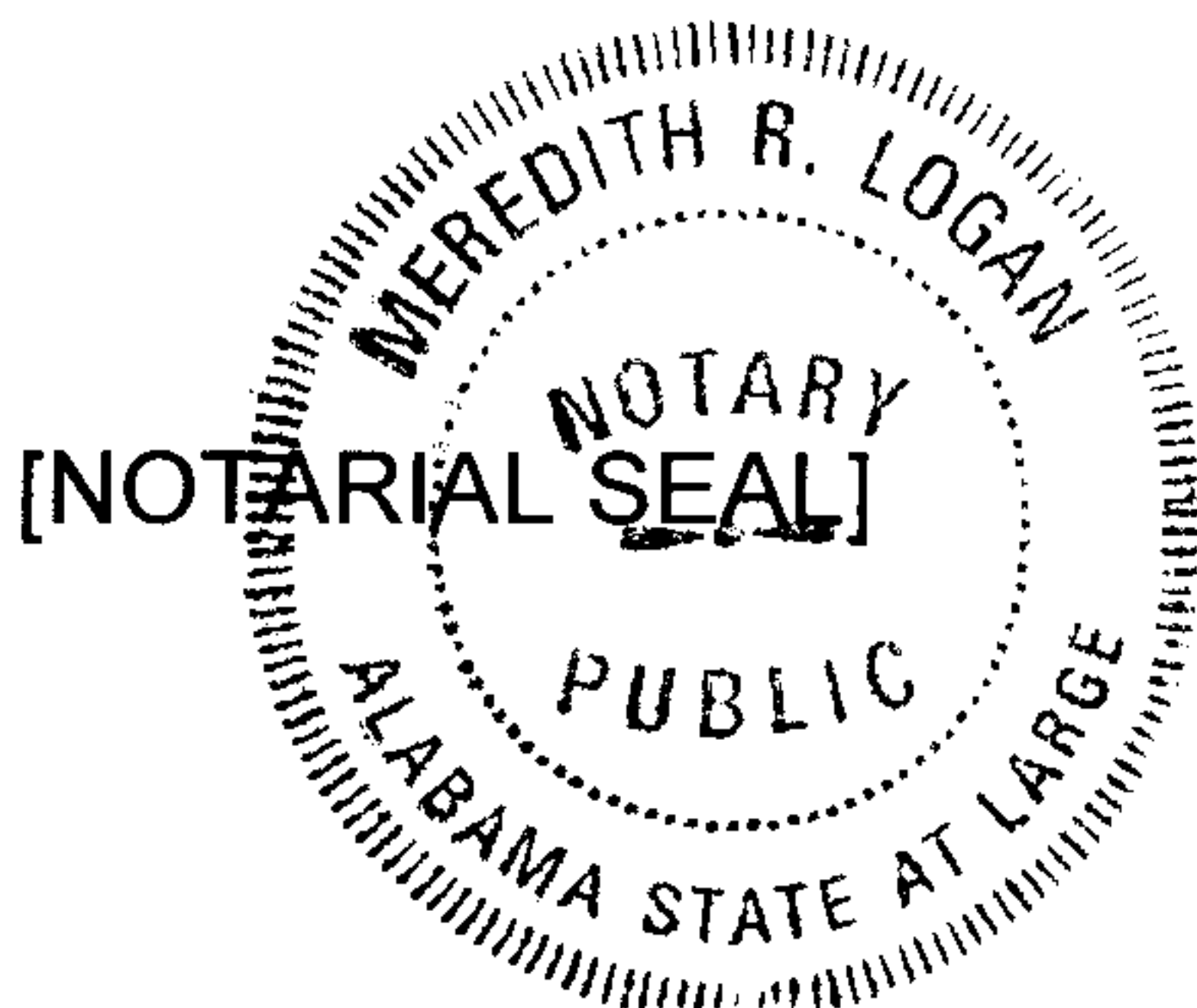
IN WITNESS WHEREOF, Grantor(s), hereunto set their signature(s) and seal(s) on this the 4TH day of NOVEMBER, 2009.

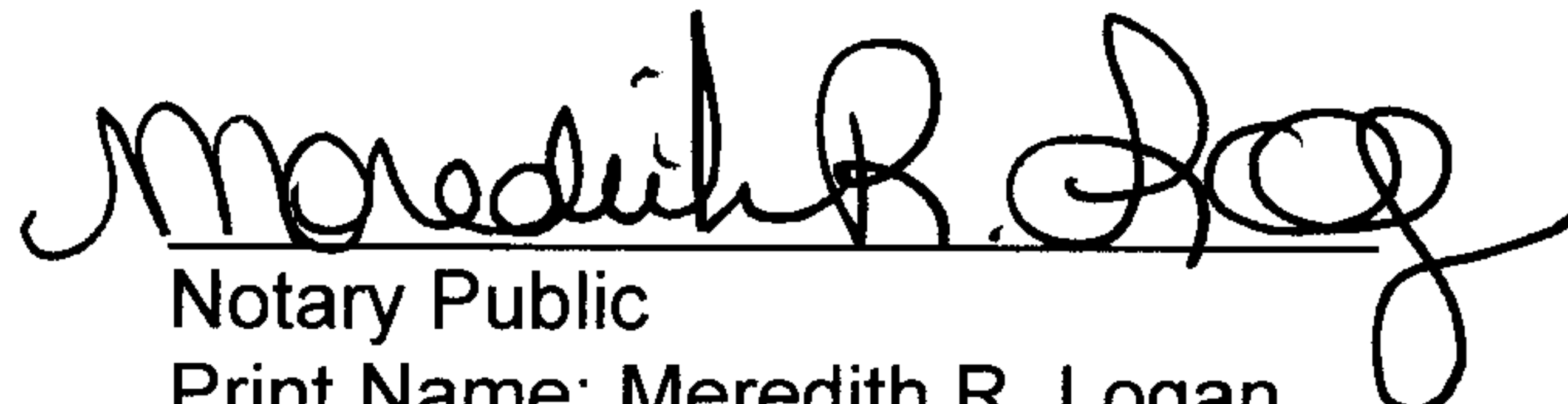

CHRISTOPHER W. CUNNINGHAM

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER W. CUNNINGHAM, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of NOVEMBER, 2009.




Notary Public
Print Name: Meredith R. Logan
Commission Expires: 4/14/2011




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Exhibit "A"

Lot 48, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Two, as recorded in Map Book 19, Page 78 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except the following:

A part of Lot 48, Saint Charles Place, Jackson Square, Phase Two, Sector Two, according to the survey and subdivision plat by Jimmy A. Gay, which is recorded in Map Book 19 Page 78 in the Probate Office of Shelby County in Columbiana, Alabama further described as follows: Beginning at the Northwest corner of Lot 48 (front corner between Lots 47 and 48) and go in a Southerly direction along original property line between the said Lots 47 and 48 for a distance of 131.02 feet to the original Southwest corner of Lot 48 (original rear corner between Lots 47 and 48); thence turn left 124 deg. 32 min. 08 sec. and go in a Northeasterly direction along the original rear line of Lot 48 for a distance of 10.00 feet; thence turn left 59 deg. 13 min. 30 sec. and go in a Northerly direction a distance of 125.62 feet to the point of beginning of that part of Lot 48 herein described; Being situated in Shelby County, Alabama.


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