

WARRANTY DEED

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

Send tax notice to:
Hui Qun Zou
181 Kentwood Drive
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred eighty thousand and no/100 (\$180,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Steven D. Miller and Michele A. Miller, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Hui Qun Zou** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 64, according to the Survey of Kentwood, First Addition, as recorded in Map Book 19, Page 75, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$144,000.00 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 9th day of December, 2004.

Steven D. Miller
Steven D. Miller by his/her agent and attorney-in-fact, [Signature]

Michele A. Miller
Michele A. Miller by his/her agent and attorney-in-fact, [Signature]

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State, hereby certify that Ken J. Giglio, whose name as Attorney in Fact for Steven D. Miller and Michele A. Miller, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December, 2004.

[Signature]
Notary Public

My commission expires: 02-25-05