

This document prepared by:  
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200 Office Park Drive, Suite 210  
Birmingham, AL 35223

Send tax notice to:  
Charles Dixon and Melissa Dixon  
3219 Glasgow Circle  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Seven Thousand Nine Hundred and 00/100 Dollars (\$337,900.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, HARRY BAILEY and ALISON BAILEY, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto CHARLES DIXON and MELISSA DIXON, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

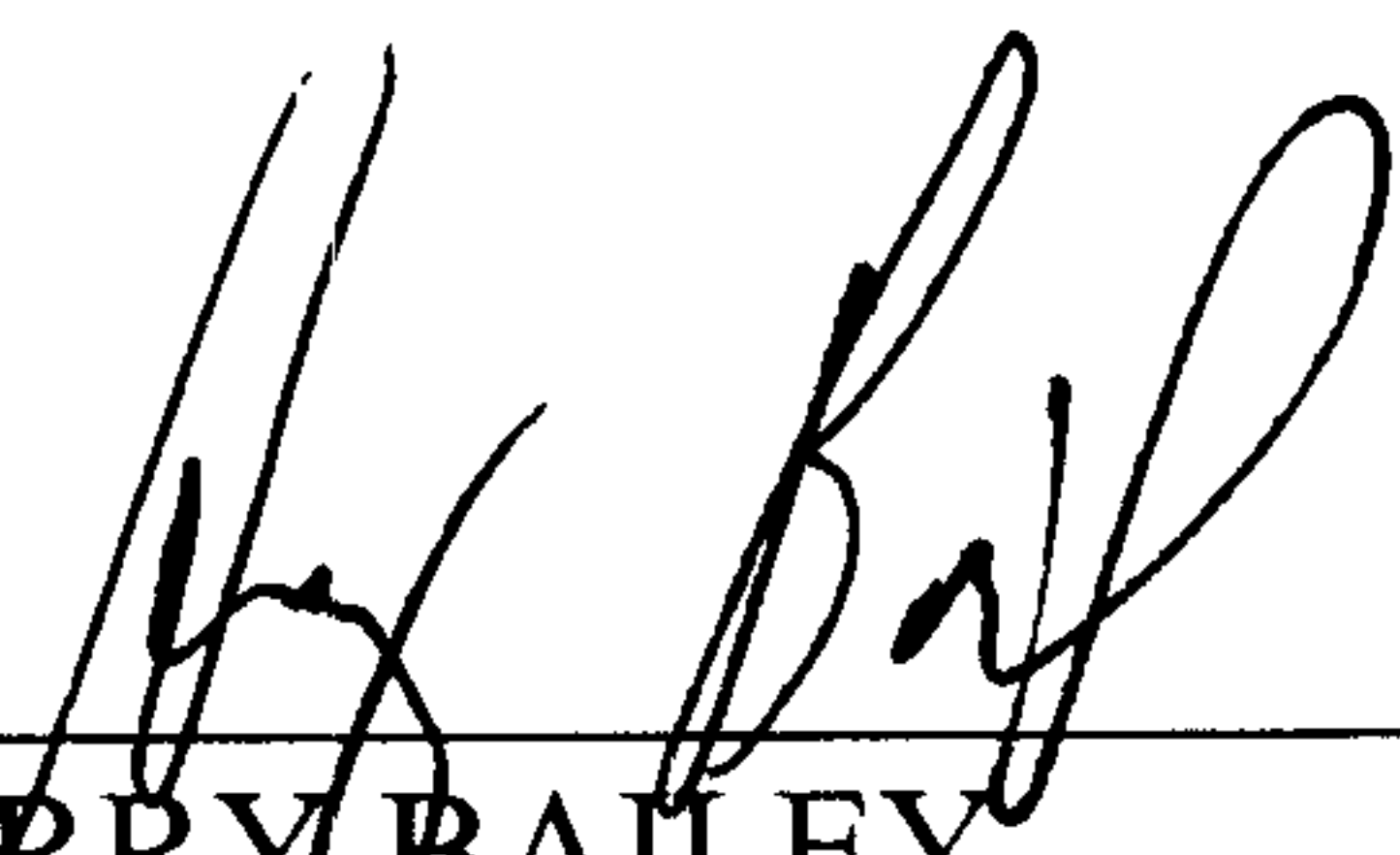
Lot 8, according to the Survey of First Addition to Kerry Downs, as recorded in Map Book 7, page 73, in the Probate Office of Shelby County, Alabama.

Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

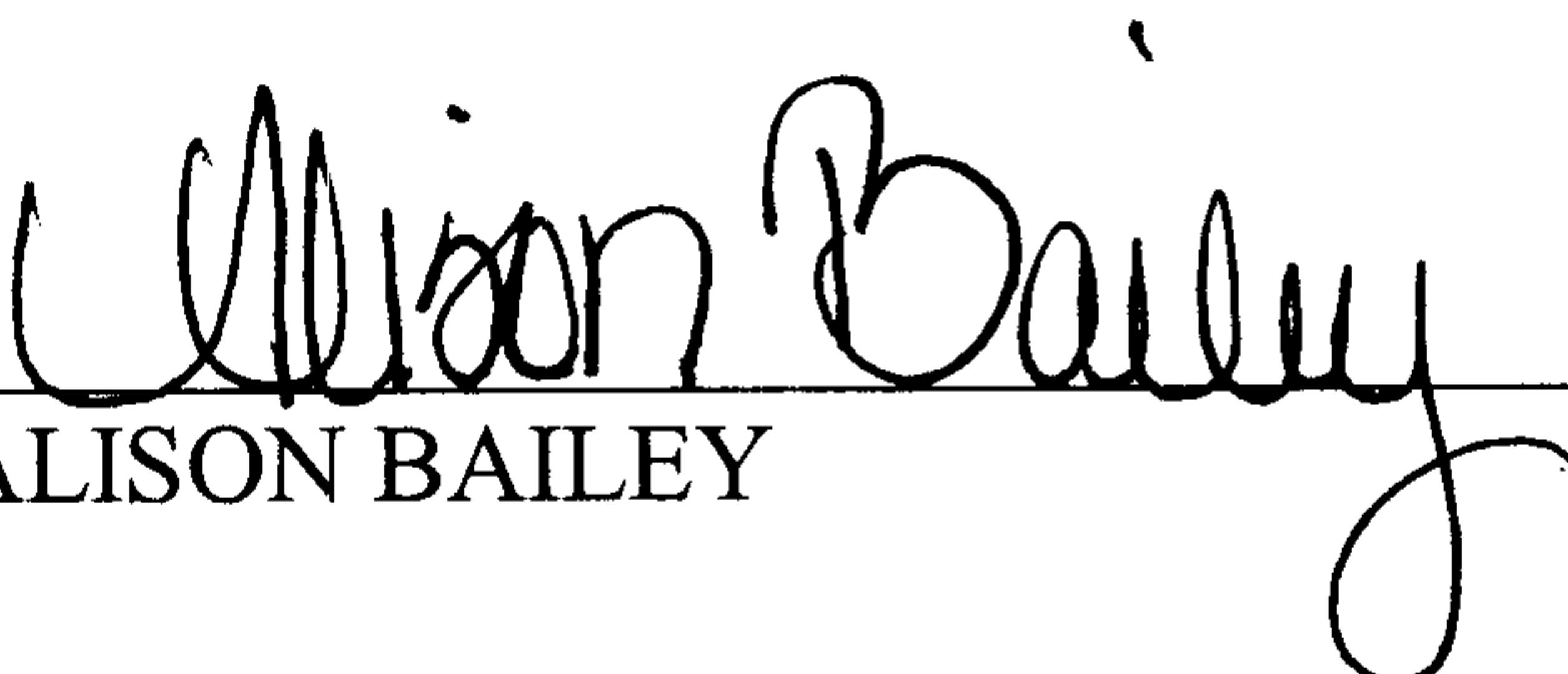
Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 27<sup>th</sup> day of May, 2005.

  
HARRY BAILEY

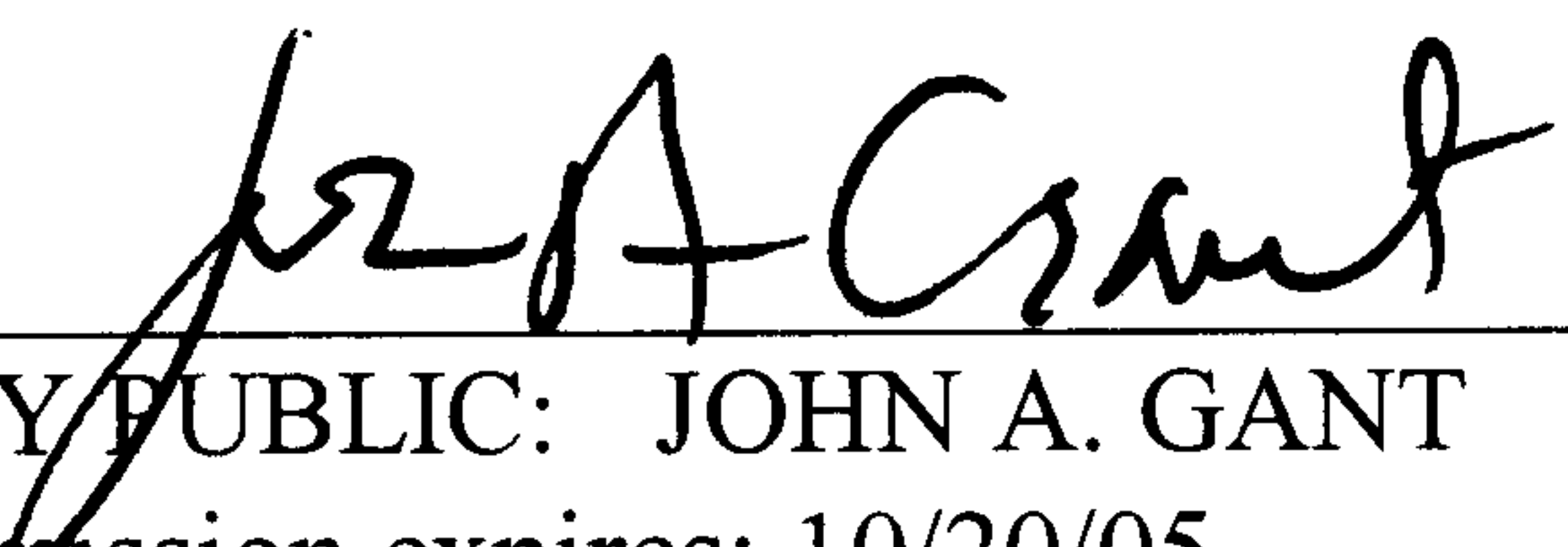
20050608000280390 2/2 \$82.00  
Shelby Cnty Judge of Probate, AL  
06/08/2005 03:56:57PM FILED/CERT

  
ALISON BAILEY

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that HARRY BAILEY and ALISON BAILEY, whose names 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of May, 2005.

  
NOTARY PUBLIC: JOHN A. GANT  
My commission expires: 10/20/05

Shelby County, AL 06/08/2005  
State of Alabama

Deed Tax: \$68.00