

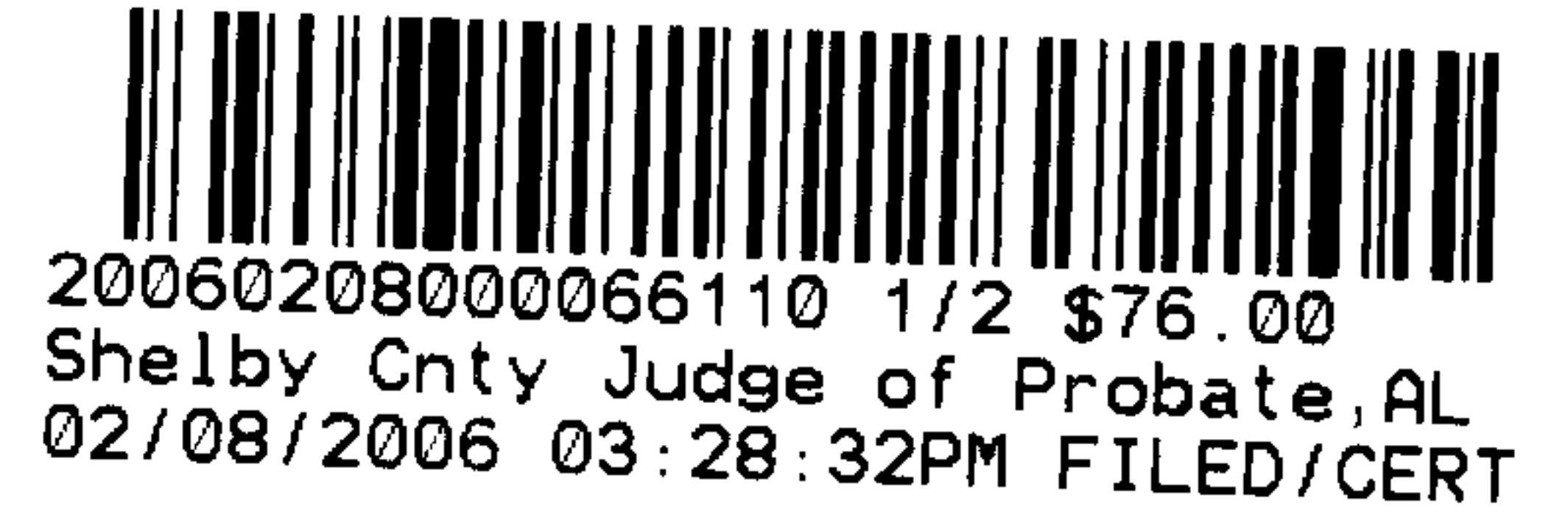
**This instrument was prepared by:**

John L. Hartman, III  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**

Robert Earl Harris, Jr.  
  
3060 Valley Ridge Road  
Birmingham, AL 35242

**WARRANTY DEED**



STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of Three Hundred Nine Thousand Nine Hundred and 00/100 (\$309,900.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Chuck Bates**, an unmarried man, and **Vita Padalino**, an unmarried woman, do hereby grant, bargain, sell and convey unto **Robert Earl Harris, Jr.** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

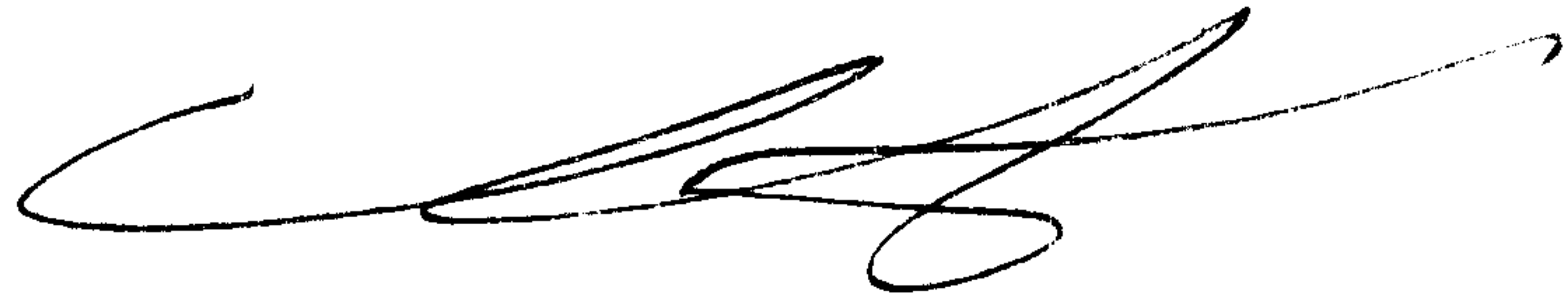
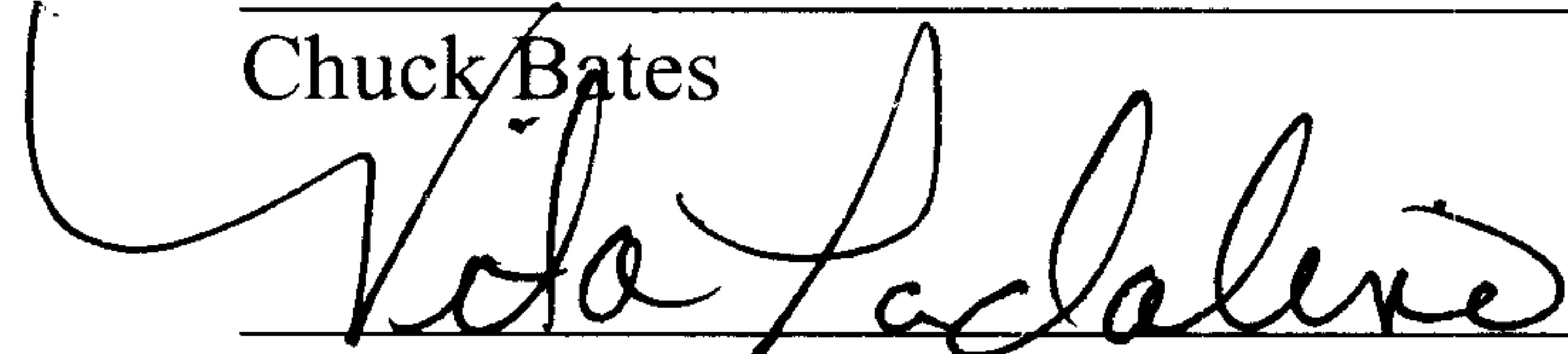
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$247,920.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this 6th day of February, 2006.

  
\_\_\_\_\_  
Chuck Bates  
  
\_\_\_\_\_  
Vita Padalino

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Chuck Bates**, a single man, and **Vita Padalino**, a single woman, 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.

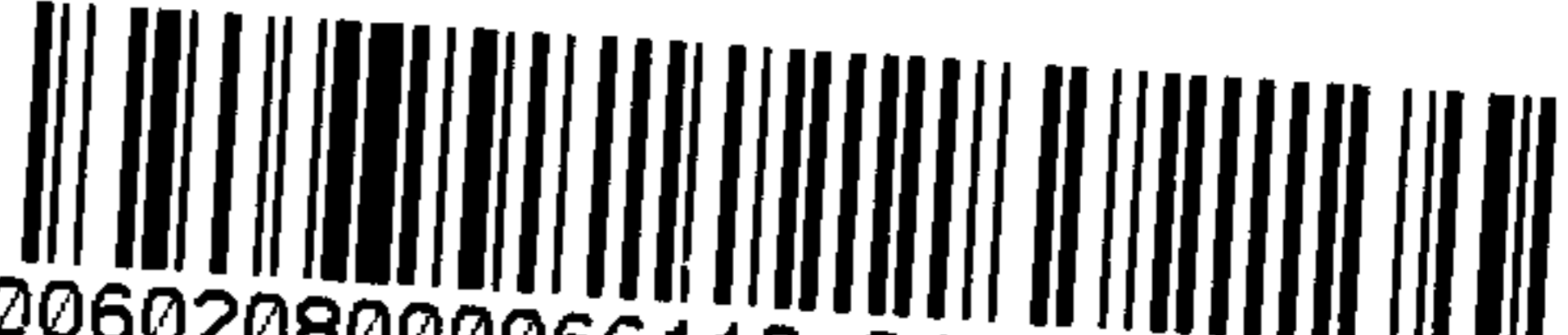
Given under my hand and official seal this 6th day of February, 2006.

My Commission Expires: 8/4/09

  
\_\_\_\_\_  
Notary Public

Shelby County, AL 02/08/2006  
State of Alabama  
Deed Tax: \$62.00

EXHIBIT "A"  
LEGAL DESCRIPTION

  
20060208000066110 2/2 \$76.00  
Shelby Cnty Judge of Probate, AL  
02/08/2006 03:28:32PM FILED/CERT

Lot 3, according to the Final Plat of The Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, page 45 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) Current taxes 2) Easement to Southern Bell Telephone and Telegraph Company recorded in Volume 320, page 878, in the Probate Office of Shelby County, Alabama; 3) Easement to Water Works Board of the City of Birmingham recorded in Volume 312, page 926, in the Probate Office of Shelby County, Alabama; 4) Easement as recorded in Volume 347, page 866, in the Probate Office of Shelby County, Alabama; 5) Easement for Alabama Power Company recorded in Real 340, page 804, Real 348, page 751, Misc. Volume 14, page 424, Real 34, page 614, Real 84, page 298, Real 340, Page 816, Real 105, page 875 and Real 131, page 763, in the Probate Office of Shelby County, Alabama; 6) Restrictions or Covenants appearing of record in Real 268, page 605 and Instrument 20050110000014390 and Instrument 2005020400058110, in the Probate Office of Shelby County, Alabama; 7) Easement to Shelby County Education Board recorded in Instrument 1999-29881, in the Probate Office of Shelby County, Alabama; 8) Easement to BellSouth Telecommunications recorded in Instrument 1999-29883, in the Probate Office of Shelby County, Alabama; 9) Declaration of Protective Covenants as recorded in Instrument 20031205000788490, in the Probate Office of Shelby County, Alabama; 10) Easement Agreement recorded in Instrument 20041221000695220, in the Probate Office of Shelby County, Alabama; 11) Easement(s) as shown by recorded map; 12) Building Line (s) as shown by recorded map; 13) Restrictions as shown by recorded map.