SEND TAX NOTICES TO:
DOUGLAS P. MILES
SUSAN E. MILES
4445 CROSSINGS RIDGE
BIRMINGHAM, AL 35242-4480

20070302000095750 1/1 $118.00
Shelby Cnty Judge of Probate,AL
03/02/2007 01:53:27PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Seven Thousand and no/100 Dollars ($307,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **JOEL C. REED and wife, MINDY REED,** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **DOUGLAS P. MILES and SUSAN E. MILES,** as joint tenants with rights of survivorship, (herein referred to as "Grantees") their interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 337, according to the Survey of Caldwell Crossings, Third Sector, as recorded in Map Book 33, Page 154, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2007 and subsequent years not yet due and payable.

$200,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

AND THE GRANTOR does for their heirs and executors, successors and assigns, covenant with said Grantees, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantees, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 23rd day of February, 2007.

(GRANTOR) Joel C. Reed

(GRANTOR) Mindy Reed

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Joel C. Reed and Mindy Reed, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of February, 2007.

NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/10/09

ANNE R. STRICKLAND NOTARY PUBLIC ALABAMA STATE AT LARGE

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

Shelby County, AL 03/02/2007
State of Alabama

Deed Tax:$107.00