

This instrument was prepared by:

(Name) David F. Ovson, LLC

(Address) 1130 South 22nd Street
Ridge Park Building Ste. 4800
Birmingham, AL 35205

Send Tax Notice To: Gordon L. Miles

name

address

1320 Sayer Luke R
Leeds, AL 35701

WARRANTY DEED-

STATE OF ALABAMA
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$575,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Joseph C. Bailey, Jr. and Anne P. Bailey, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gordon L. Miles

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lots 22 and 23, according to the Map and Survey of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, Page 150 in the Office of the Judge of Probate of Shelby County, Alabama. See Continuation on Exhibit "A" Attached Hereto and Incorporated Herein by Reference.

SUBJECT TO:

1. Ad valorem taxes for the year 2007, which are a lien, but not yet due and payable until October 1, 2007.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.**

\$ 460,000.00 of the purchase price recited herein was derived from the proceeds of
a mortgage loan closed simultaneously herewith.

Shelby County, AL 06/08/2007
State of Alabama

Deed Tax: \$115.00

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 14th
day of May, 2007

(Seal)

(Seal)

(Seal)

Joseph C. Bailey, Jr.
Joseph C. Bailey, Jr. (Seal)

Anne P. Bailey
Anne P. Bailey (Seal)

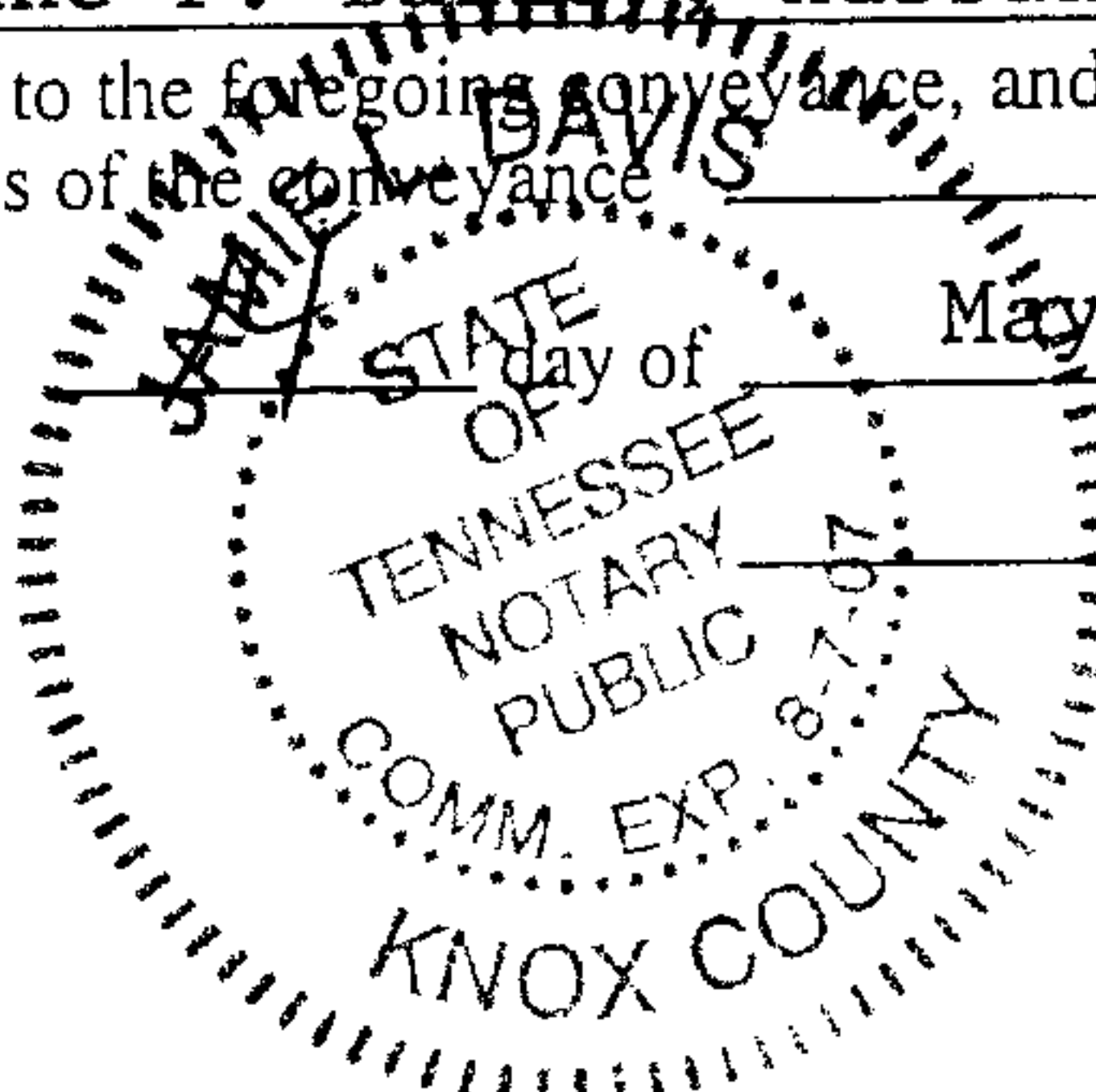
Anne P. Bailey
Anne P. Bailey (Seal)

STATE OF TENNESSEE
Knox COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that
Joseph C. Bailey, Jr. and Anne P. Bailey, husband and wife
whose name(s) 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 hands and official seal this



Amber L. Rice
Notary Public

EXHIBIT "A"

ALSO the following: Begin at the SE corner of Lot 23, according to Map and Survey of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, page 150, in the Office of the Judge of Probate of Shelby County, Alabama; thence Southwesterly along a projection of the SE boundary of said Lot 23, a distance of 6 feet, more or less, to a point on the Northwesterly edge of the main access road around the lake; thence Southwesterly along said road edge a distance of 160 feet, more or less, to a point lying 15 feet Southwesterly of the South boundary of a private road; thence in a Northwesterly direction a distance of 166 feet, more or less, to the SW corner of said Lot 23; thence Southeasterly along the South line of said Lot 23, a distance of 265.29 feet, more or less, to the Point of Beginning.

- ** 3. Conditions, restrictions and limitations as set forth in Book 349, page 898, released in Instrument #2002-03492.
- 4. Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Volume 172, Page 236.
- 5. Right of Way to Alabama Power Company recorded in Deed Book 148, Page 18, Deed Book 182, Page 327 and Deed Book 180, Page 25.
- 6. Reservation of mineral and mining rights, as recorded in Deed Book 142, Page 35, together with the appurtenant rights to use the surface.
- 7. Less and except any portion of subject property lying within Mountainview Lake or any tributary thereof.