

Send tax notice to:
Greg Quinn
4075 Highland Ridge Road
Hoover, AL 35242
BES0700556

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty Seven Thousand Five Hundred and 00/100 Dollars (\$347,500.00) in hand paid to the undersigned, Wilmer Scott Arledge and Janet W. Arledge, husband and wife (hereinafter referred to as "Grantor") by Gregory Austin Quinn (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 67, according to the Survey of Final Plat of The Mixed Use Subdivision of Inverness Highlands, as recorded in Map Book 34, Pages 45 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$347,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

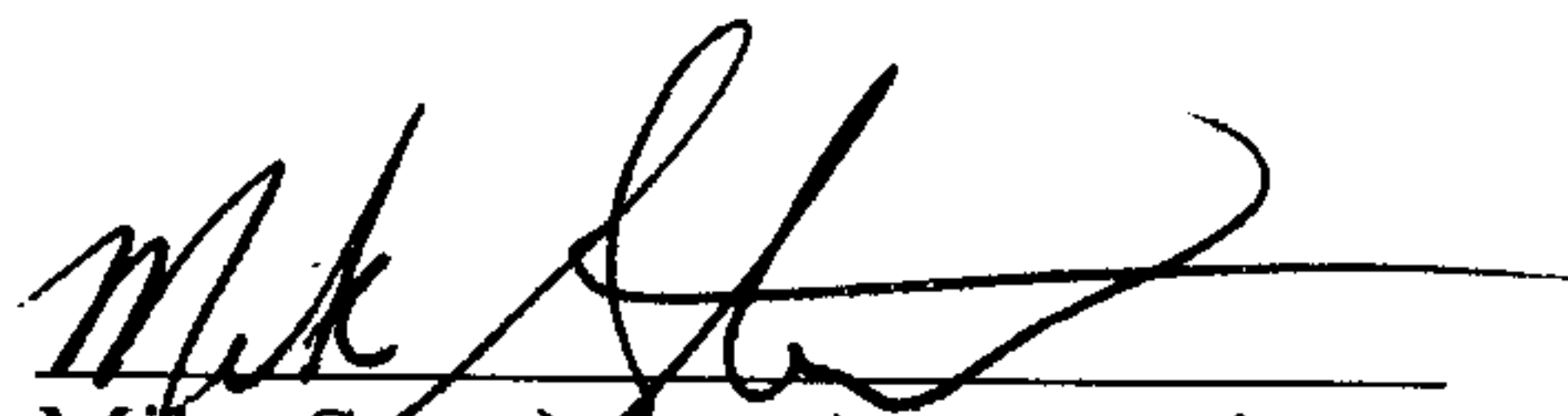
1. **Rights or claims of parties in possession not shown by the public records.**
2. **Easements or claims thereof, which are not shown by the public records.**
3. **Discrepancies, overlaps, conflicts in boundary lines, shortage in area, encroachments, and any facts which an accurate survey and inspection of the premises would disclose.**
4. **Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **The lien of Ad Valorem taxes for the year 2008, and subsequent years. 2008 taxes are a lien but neither due nor payable until October 1, 2008.**
7. **Municipal improvements, taxes, assessments and fire district dues against subject property, if any.**
8. **Building lines, right of ways, easements, restrictions, reservations and conditions, if any.**
9. **Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.**
10. **10 foot private storm sewer easement thru property near SE line and 10 foot utility easement as shown on recorded map.**
11. **Easement to Southern Bell Telephone and Telegraph Company as recorded in Volume 320, Page 878, in the Probate Office of Shelby County, Alabama.**
12. **Easement to Water Works Board of the City of Birmingham as recorded in Volume 312, Page 926, in the Probate Office of Shelby County, Alabama.**
13. **Easement as recorded in Volume 347, Page 866, in the Probate Office of Shelby County, Alabama.**

14. Easement to Alabama Power Company as 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.
15. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 268, Page 605 and Instrument # 20050110000014390, in the Probate Office of Shelby County, Alabama.
16. Easement to Shelby County, Education Board as recorded in Instrument # 1999-29881, in the Probate Office of Shelby County, Alabama.
17. Easement to BellSouth Telecommunications as recorded in Instrument # 1999-29883, in the Probate Office of Shelby County, Alabama.
18. Declaration of Protective Covenants as recorded in Instrument # 20031205000788490.
19. Easement Agreement recorded in Instrument # 20041221000695220.
20. Restrictions regarding Alabama Power Company recorded in Instrument # 20050204000058110.
21. Right of Way to Residential Association, recorded in Instrument # 20050425000197760.

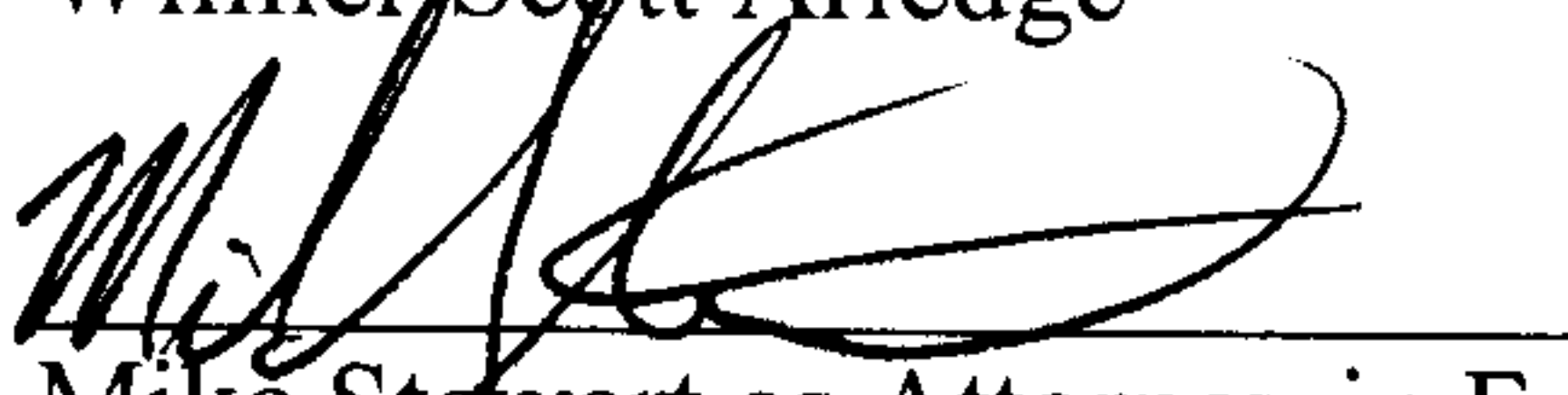
The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 31 day of December 2007



Mike Stewart as Attorney in Fact for
Wilmer Scott Arledge



Mike Stewart as Attorney in Fact for Janet
W. Arledge

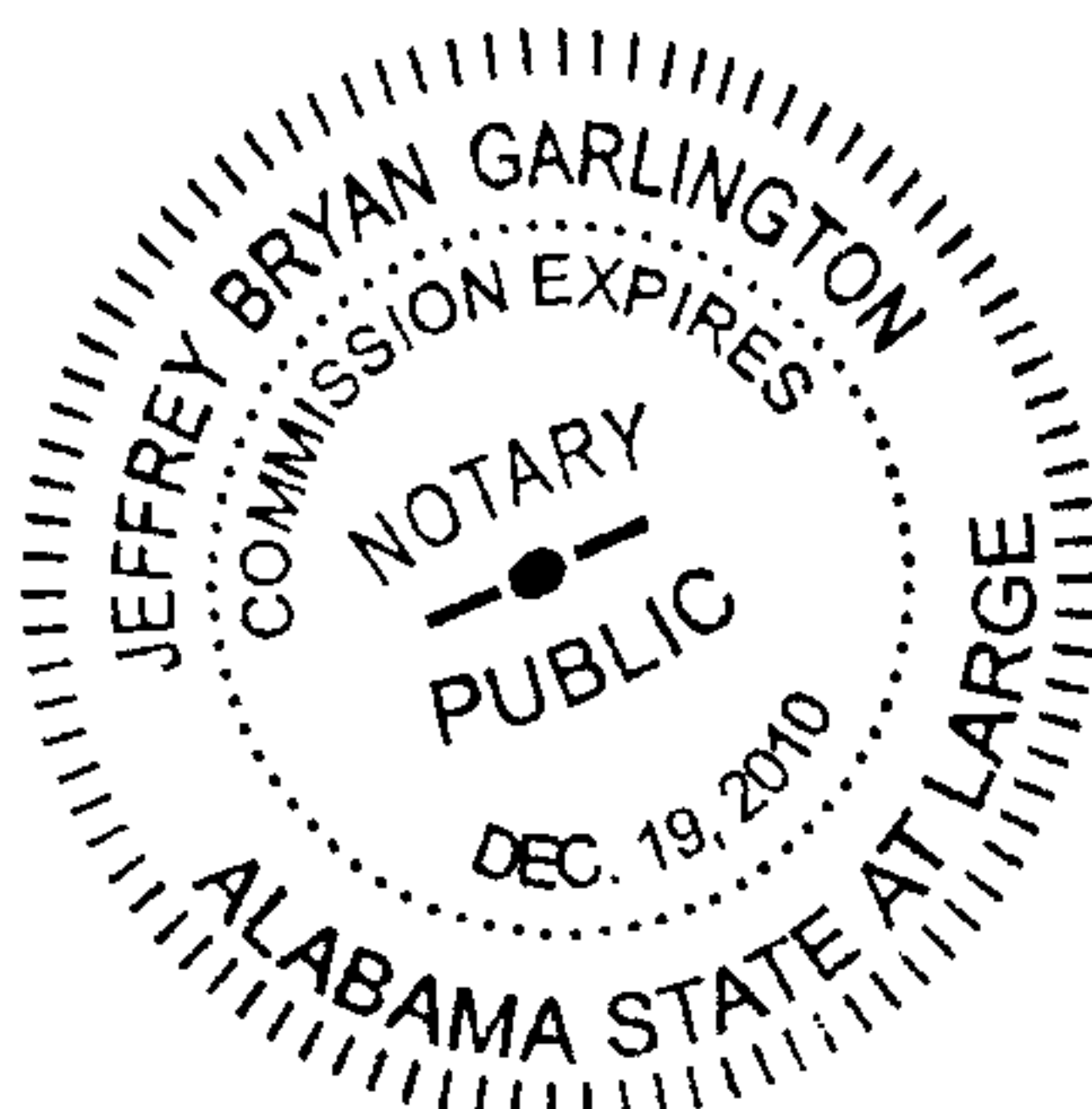
STATE OF ALABAMA
COUNTY OF JEFFERSON


20080110000014000 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/10/2008 11:59:24AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wilmer Scott Arledge and Janet W. Arledge, husband and wife, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of December 2007.

(Notary Seal)



Notary Public
Print Name:
Commission Expires: