

This instrument was prepared by:
Walter F. Scott, III, LLC
3500 Colonnade Pkwy Ste. 350
Birmingham, AL 35243

Send Tax Notice To:
Scott A. Anderson
4587 South Shade Crest Road
Helena, AL 35022

Warranty Deed

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$235,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Scott A. Anderson (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 persons.

Note; \$242,755.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Wilbur B. Miles and Sandra K. Miles has/have hereunto set his/her/their hand(s) and seal(s) , this 25th day of January, 2010.

Wilbur B. Miles by his A.I.F.
Janeen Jones
Wilbur B. Miles
Sandra K. Miles by her A.I.F.
Janeen Jones
Sandra K. Miles

State of Alabama
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Janeen Jones whose name as Attorney in Fact for Sandra K. Miles and Wilber B. Miles 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 said instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 25th day of January, 2010.

Lauren Ashley Baum
Notary Public
Commission Expires: 06/06/11



EXHIBIT "A"
Legal Description


20100201000031240 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/01/2010 02:40:32 PM FILED/CERT

Lot 5, according to the Survey of Hargrave Hills, 1st Sector, Phase I, as recorded in Map Book 18, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama.