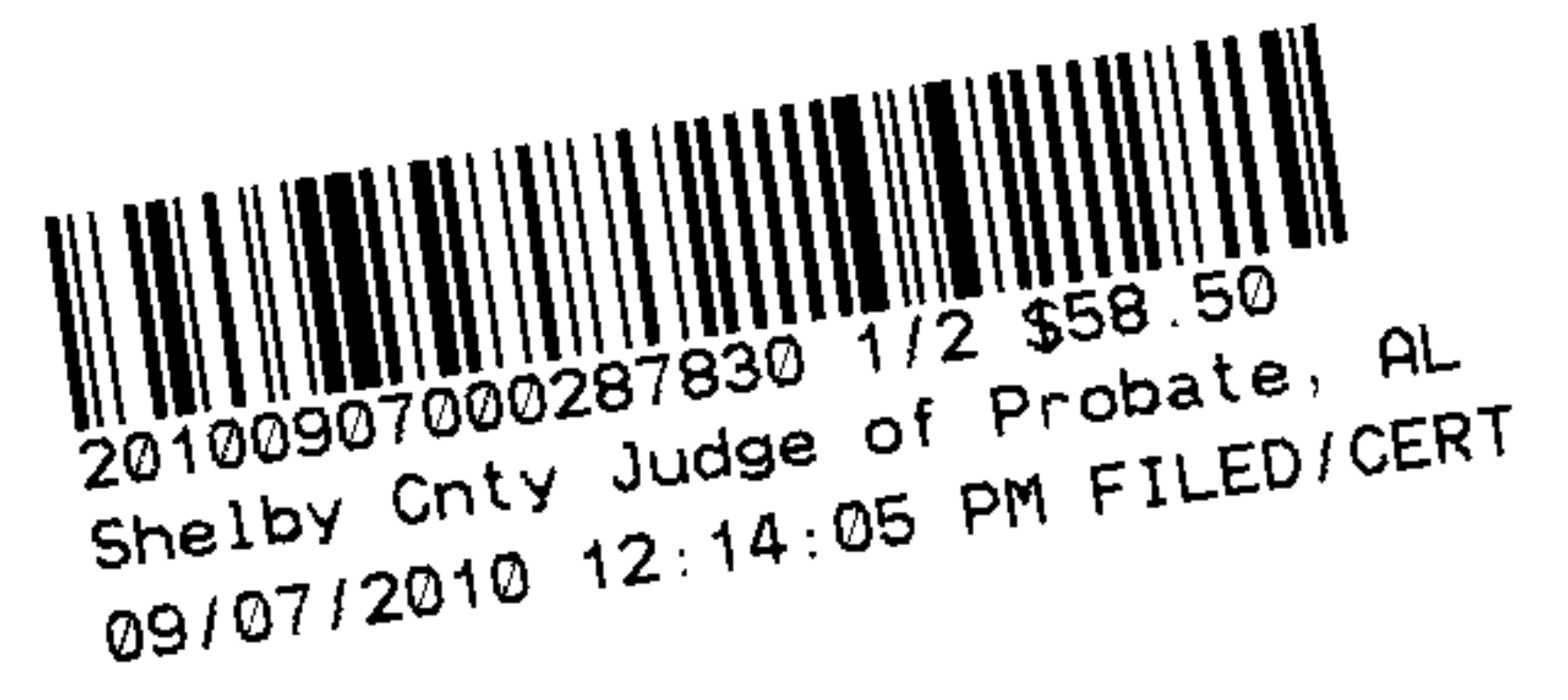


SEND TAX NOTICE TO:
Joseph W. Labbe
145 Brook Highland Cove
Birmingham, AL 35242

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219



WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixteen Thousand One Hundred dollars & no cents (\$216,100.00) To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, William D. Bates, and wife, Susann G. Bates, (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto Joseph W. Labbe, an unmarried man (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 8, BLOCK 3, ACCORDING TO THE SURVEY OF KERRY DOWNS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 5, PAGE 135 AND 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2010 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

\$172,880.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 5, Page 135 & 136.
5. Subject to Covenants, conditions and restrictions (deleting therefrom, any 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 Misc. Book 5, Page 86 and Misc. Book 5, Page 625 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO 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 persons.

WDB SGB
By RTH AIC By RTH AIC

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **September 2, 2010** .

William D. Bates By *Paul J. Holley* Attorney In Fact (Seal)
William D. Bates, By: Paul J. Holley, Attorney in Fact

Susann G. Bates By *Paul J. Holley* Attorney In Fact (Seal)
Susann G. Bates, By: Paul J. Holley, Attorney in Fact

STATE OF ALABAMA

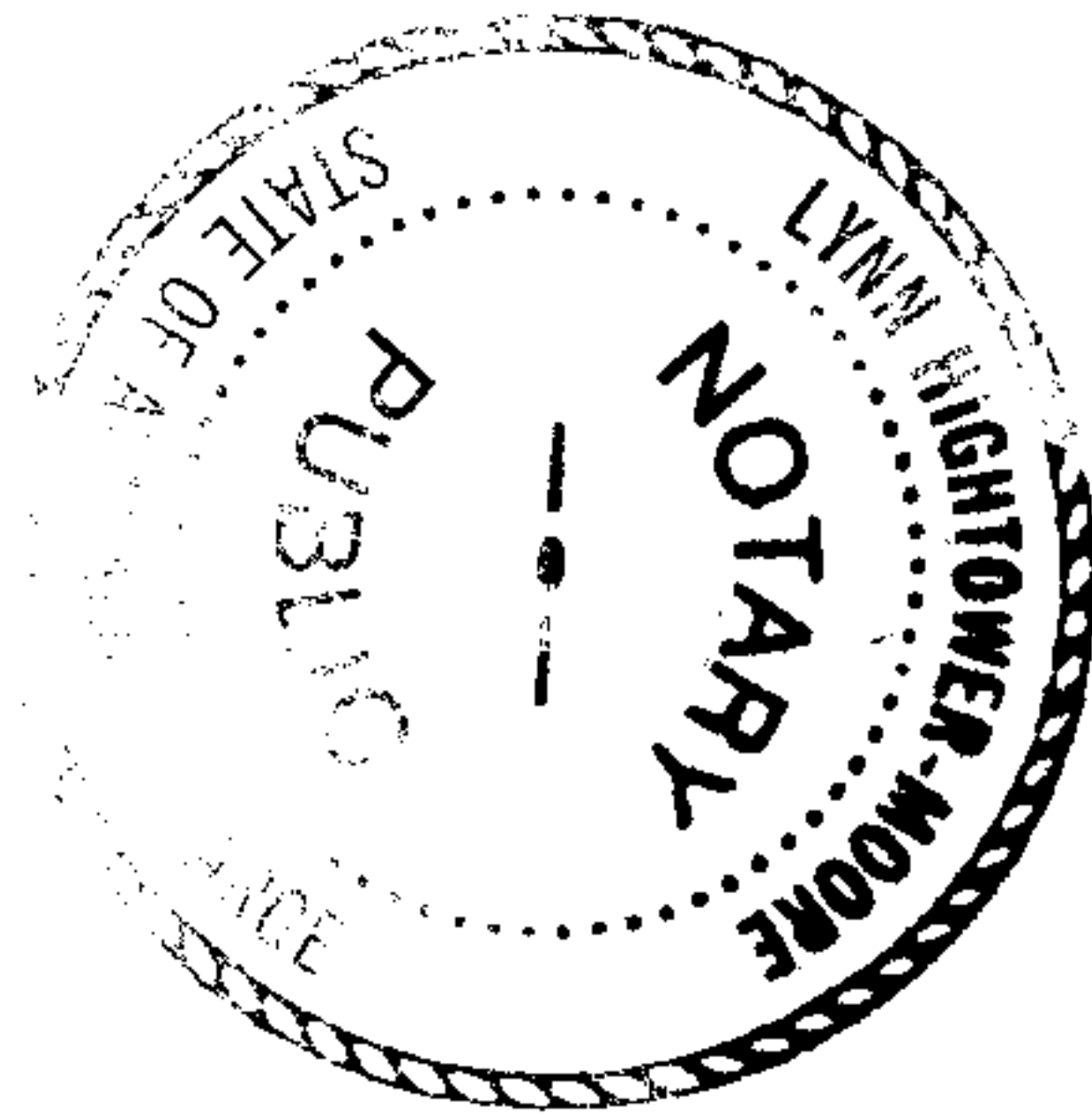
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that William D. Bates and wife, Susann G. Bates whose names are signed by Paul J. Holley, as Attorney in Fact, to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on September 02, 2010.

[Signature]
Notary Public

My commission expires: 1-19-14



20100907000287830 2/2 \$58.50
Shelby Cnty Judge of Probate, AL
09/07/2010 12:14:05 PM FILED/CERT