

SEND TAX NOTICES TO:
GREGORY SCOTT POSEY
KIM V. POSEY
2032 SWEETGUM DRIVE
BIRMINGHAM, AL 35244

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Eighty-Eight Thousand and no/100 Dollars (\$188,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **TRAVIS M. ABNEY AND WIFE, GAY K. ABNEY** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **GREGORY SCOTT POSEY AND KIM V. POSEY** (herein referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 410-A, according to the Resurvey of Lots 409 and 410, 11th Addition to Riverchase Country Club, as recorded in Map Book 9 page 119, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

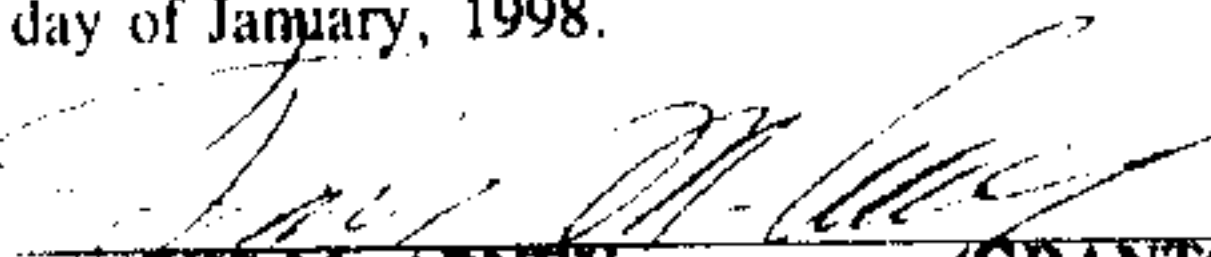
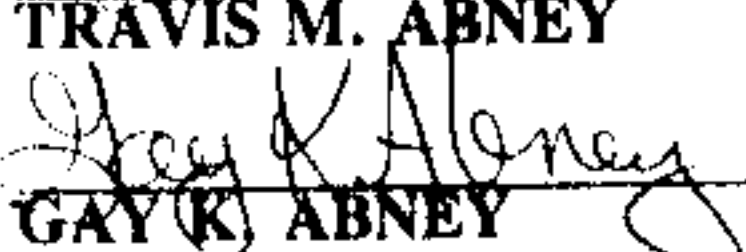
Subject to all easements, restrictions, covenants, rights of way of record; taxes for 1998 and subsequent years not yet due and payable.

\$138,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loans recorded 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 themselves, their heirs and executors, successors and assigns, covenant with said Grantee, 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 Grantee, 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 2nd day of January, 1998.


TRAVIS M. ABNEY (GRANTOR)

GAY K. ABNEY (GRANTOR)

Inst # 1998-00034

01/05/1998-00034
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 58.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TRAVIS M. ABNEY & GAY K. ABNEY**, 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 2nd day of January, 1998.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

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