

SEND TAX NOTICE TO:
Brian S. Poston
Kimberly Poston
2213 Lisa Ann Drive SE
Leeds, AL 35094

This instrument was prepared by:
Susan H. Peterson
Rives & Peterson, L.L.C.
3100 Independence Drive
Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVENTY-EIGHT THOUSAND and No/100's (\$78,000.00) DOLLARS** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Michael Wayne Jones and wife, Yvonne Jones** (hereinafter grantors), do grant, bargain, sell and convey unto **Brian S. Poston and wife, Kimberly Poston**, (hereinafter grantees) **as joint tenants with right of survivorship**, all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

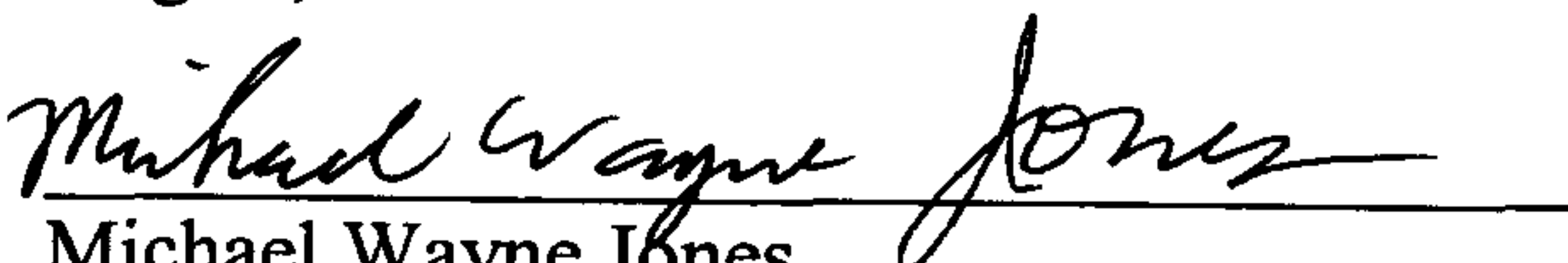
Lot 4, Block 1, according to the Survey of Armstrong Estates, First Sector, as recorded in Map Book 5, Page 19, in the Probate Office of Shelby County, Alabama.

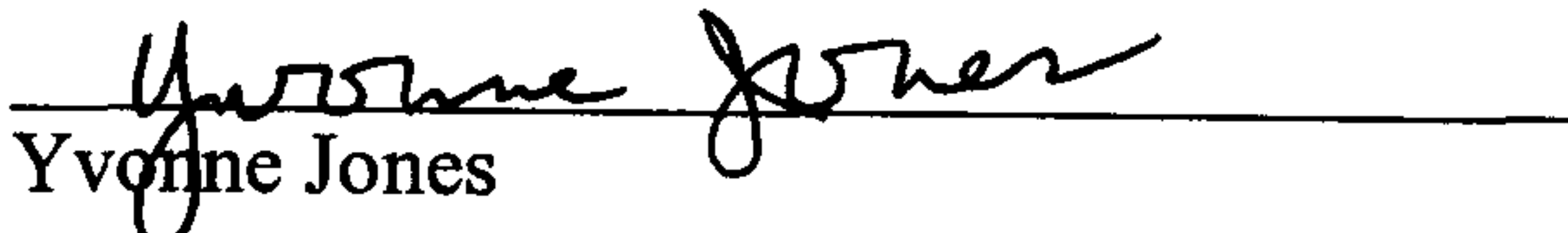
\$80,340.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of August, 2002.



Michael Wayne Jones


Yvonne Jones

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Wayne Jones and wife, Yvonne Jones, whose names 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 hand and official seal this 9th day of August, 2002.


Notary Public: Susan L. Hubbert Peterson
Commission Expires: 04/11/2006