This deed was prepared without benefit of title examination or survey.

THIS INSTRUMENT WAS PREPARED BY: DANNY C. LOCKHART, ATTORNEY AT Law 1129 FORESTDALE BLVD. BIRMINGHAM, AL. 35214

SEND TAX NOTICE TO: DEBRA POSEY 3212 Monte D'oro Drive Birmingham, Al. 35216

WARRANTY DEED

STATE OF ALABAMA

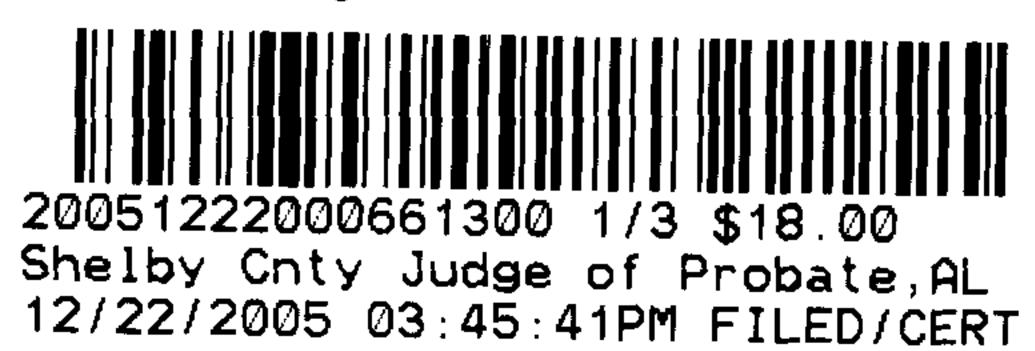
KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That in consideration of **One and no/100 Dollars**, to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, John Posey, a married man, herein referred to as GRANTOR, do grant, bargain, sell and convey unto **Debra Posey**, (herein referred to as GRANTEE), the following described real estate situated in Jefferson and Shelby County Alabama to-wit:

The property is all right, title and interest in and to Parcel D of Windover. A condominium as described in that certain Amendment of Declaration of Condominium of Windover. A Condominium dated July 21, 1978, and recorded in Real Volume 1632, page 93, in the Office of the Judge of Probate of Jefferson County, Alabama, and in Miscellaneous Book 26, page 337, in the Office of the Judge of Probate of Shelby County, Alabama. Further the tract of land is situated in the Southeast 1/4 of the Southeast 1/4 of Section 7, The Southwest 1/4 of the Southwest 1/4 of Section 8, and the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 19 South, Range 2 West, Jefferson County and the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northeast corner of Section 18, Township 19 South, Range 2 West, Shelby County, Alabama; and run in a Westerly direction along the North line of said Section 18 a distance of 175.01 feet to a point; thence turn an interior angle of 94 degrees 44 minutes 29 seconds and run to the left in a Southerly direction a distance of 120.83 feet to a point; thence turn an interior angle of 148 degrees 53 minutes 56 seconds and run to the left in a Southeasterly direction a distance of 80.57 feet to a point; thence turn an interior angle of 173 degrees 36 minutes 35 seconds and run to the left in a Southeasterly direction a distance of 292.05 feet to a point; thence turn an interior angle of 176 degrees 05 minutes 30 seconds and run to the left in a Southeasterly direction a distance of 255.54 feet to a point on the North side of the Cahaba River; thence turn an interior angle of 105 degrees 27 minutes 40 seconds and run to the left in a Northeasterly direction along the North line of said Cahaba River a distance of 35.45 feet to a point; thence turn an interior angle of 157 degrees 35 minutes 20 seconds and run to the left in a Northeasterly direction along the North line of said Cahaba River a distance of 79.12 feet to a point; thence turn an interior angle of 180 degrees 10 minutes 00 seconds and run to the right in a Northeasterly direction along the north line of said Cahaba River a distance of 263.47 feet to a point; thence turn an interior angle of 184 degrees 09 minutes 00 seconds and run to the right in an Northeasterly direction along the North line of said Cahaba River a distance of 129.27 feet to a point; thence turn an interior angle of 212 degrees 14 minutes 30 seconds and run to the right in an Easterly direction along the North line of said Cahaba River a distance of 81.98 feet to a point; thence turn an interior angle of 205 degrees 43 minutes 30 seconds and run to the right in a Southeasterly direction along the North line of said Cahaba River a distance of 143.96 feet to a point; thence turn an interior angle of 197 degrees 49 minutes 00 seconds and run to the right in a Southeasterly direction along the north line of said Cahaba River a distance of 243.12 feet to a point; thence turn an interior angle of 169 degrees 41 minutes 00 seconds and run to the left in a Southeasterly direction



along the North line of said Cahaba River a distance of 125.33 feet to a point; thence turn an interior angle of 155 degrees 12 minutes 00 seconds and run to the left in an Fasterly direction a distance of 192.02 feet to a point; thence turn an interior angle of 165 degrees 14 minutes 00 second and run to the left in an Easterly direction a distance of 99.73 feet to a point; thence turn an interior angle of 163 degrees 37 minutes 00 seconds and run to the left in a Northeasterly direction a distance of 111.11 feet to a point; thence turn an interior angle of 85 degrees 14 minutes 01 seconds and run to the left in a Northwesterly direction a distance of 573.32 feet to a point on the North line of Section 17, Township 19 South, Range 2 West; thence turn an interior angle of 124 degrees 41 minutes 00 seconds and run to the left in a Westerly direction along the North line of said Section 17 a distance of 188.28 feet to a point; thence turn an interior angle of 149 degrees 44 minutes 15 seconds and run to the left in a Southwesterly direction a distance of 345.41 feet to a point; thence turn an interior angle of 267 degrees 08 minutes 15 seconds and run to the right in Northwesterly direction a distance of 341.84 feet to a point; thence turn an interior angle of 79 degrees 37 minutes 20 seconds and run to the left in a Southwesterly direction a distance of 48.59 feet to a point; thence turn an interior angle of 258 degrees 22 minutes 40 seconds and run to the right in a Northwesterly direction a distance of 241.35 feet to point; thence turn an interior angle of 92 degrees 36 minutes 04 seconds and run to the left in a Southwesterly direction a distance of 37.80 feet to a point; thence turn an interior angle of 262 degrees 31 minutes 26 seconds and run to the right in a Northwesterly direction a distance of 192.90 feet to a point on the Southerly right of way line of Old Rocky Ridge Road, said point being a point on a curve; thence turn an interior angle of 118 degrees 58 minutes 07 seconds (angle measured to tangent) and run to the left in a Southwesterly direction along the arc of a curve to the right having central angle of 19 degrees 06 minutes 12 seconds and a radius of 212.12 feet a distance of 70.72 feet to the PT of said curve; thence continue in a Southwesterly direction along the Southerly right of way line of Old Rocky Ridge Road and along the projection of the tangent to the last described curve a distance of 19.69 feet to the PC of a curve; thence continue in a Southwesterly direction along the Southerly right of way line of Old Rocky Ridge Road and along the arc of a curve to the left having a central angle of 45 degrees 10 minutes 05 seconds and a radius of 145.00 feet a distance of 114.31 feet to a point; thence turn an interior angle of 110 degrees 10 minutes 48 seconds (angle measured from tangent) and run to the left in a Southeasterly direction a distance of 235.76 feet to the POINT OF BEGINNING; containing 17.47 acres, more or less, all as subject to accurte survey.

Subject to:

- 1. Advalorem taxes due and payable October 1, 2006.
- 2. Easements, exceptions, reservations and restrictions of record, if any.

NOTE: Subject property is not the homestead of the grantor, nor is it the homestead of his spouse.

TO HAVE AND TO HOLD to the said GRANTEE her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

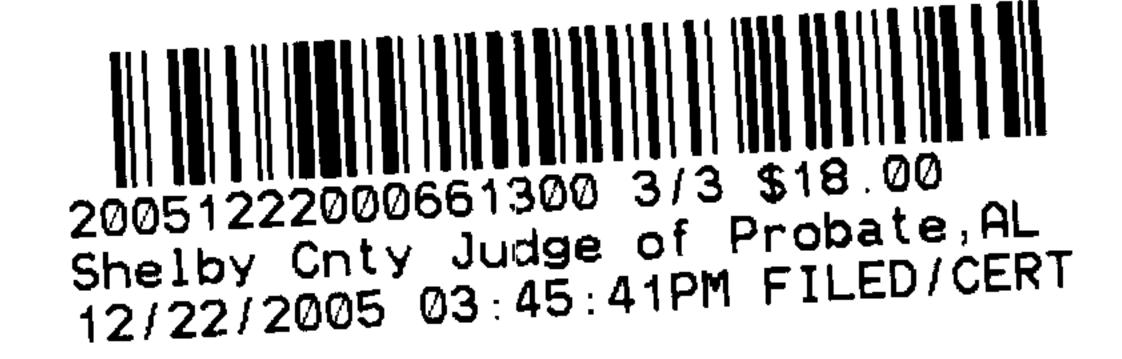
20051222000661300 2/3 \$18.00 Shelby Cnty Judge of Probate, AL 12/22/2005 03:45:41PM FILED/CERT STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **John Posey**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of Ather, 2005.

Manufin Regular Notary Public



State of Alabama - Jefferson County
I certify this instrument filed on:

2005 DEC 20 03:04:30:50PM
Recorded and \$ Mtg. Tax
and \$ 150.00 Deed Tax and Fee Amt.

\$ 9.50 Total \$ 159.50
MARK GAINES, Judge of Probate

200516/8372

Shelby 75% Jefferson 25%