

THIS INSTRUMENT PREPARER:		Send Tax Notice To:
NAME:	Paul Grosso	Scott A. Riley and Amy C. Riley
ADDRESS:	Two Devon Sq., 744 W. Lancaster Ave.	1017 Eagle Nest Circle
	Wayne, PA 19087-2594	Birmingham, Alabama 35242

STATE OF ALABAMA       }  
                                     }  
COUNTY of SHELBY       }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Eleanore F. Walker, Joseph T. Hartman, and Terrell R. Johnson, Trustees under Declaration of Trust dated May 1, 2003 for LandAmerica OneStop, Inc.** (herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto Scott A. Riley and Amy C. Riley as joint tenants with rights of survivorship (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 1733, according to the Survey of Eagle Point, 17<sup>th</sup> Sector, as recorded in Map Book 30, Page 82 in the Probate Office of Shelby County, Alabama.

And by Authority set forth under Declaration of Trust dated May 1, 2003, any one Trustee thereunder may act for all the Trustees.

Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.  
\$367,200.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 12 day of November, 2008.

\_\_\_\_\_(Seal)  
  
\_\_\_\_\_(Seal)

Joseph T. Hartman (Seal)  
Trustee under Declaration of Trust  
Dated May 1, 2003

STATE OF PENNSYLVANIA       }  
Montgomery COUNTY       }

General Acknowledgment

I, Harry A. Schmitt, a Notary Public in and for said County, in said State, hereby certify that Joseph T. Hartman, **Trustee under Declaration of Trust dated May 1, 2003**, whose name(s) is/are signed to the foregoing conveyance, and who is/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 12<sup>th</sup> day of November, A.D., 2008

20081126000451910 1/1 \$53.00  
Shelby Cnty Judge of Probate, AL  
11/26/2008 01:40:32PM FILED/CERT

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Harry A. Schmitt, Notary Public  
City of Wayne, Montgomery County  
My commission expires February 23, 2011

Harry A. Schmitt  
Notary Public

My Commission Expires:

Shelby County, AL 11/26/2008  
State of Alabama

Deed Tax: \$41.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW