

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Helen J. Robbins
218 Courtside Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Three Hundred Thirty-Two Thousand Five Hundred and 00/100 Dollars (\$332,500.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

Peter A. Tomasello and his wife JoAnn Tomasello

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Helen J. Robbins, individually and Helen J. Robbins, as trustee of the Helen J. Robbins Trust

(hereinafter referred to as "Grantees") the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A"

The grantors' last name is incorrectly spelled in the chain of title as Tomasello.

Subject to: (1) 2009 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantees, their heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 10th day of December, 2008.



Peter A. Tomasello

(Seal)



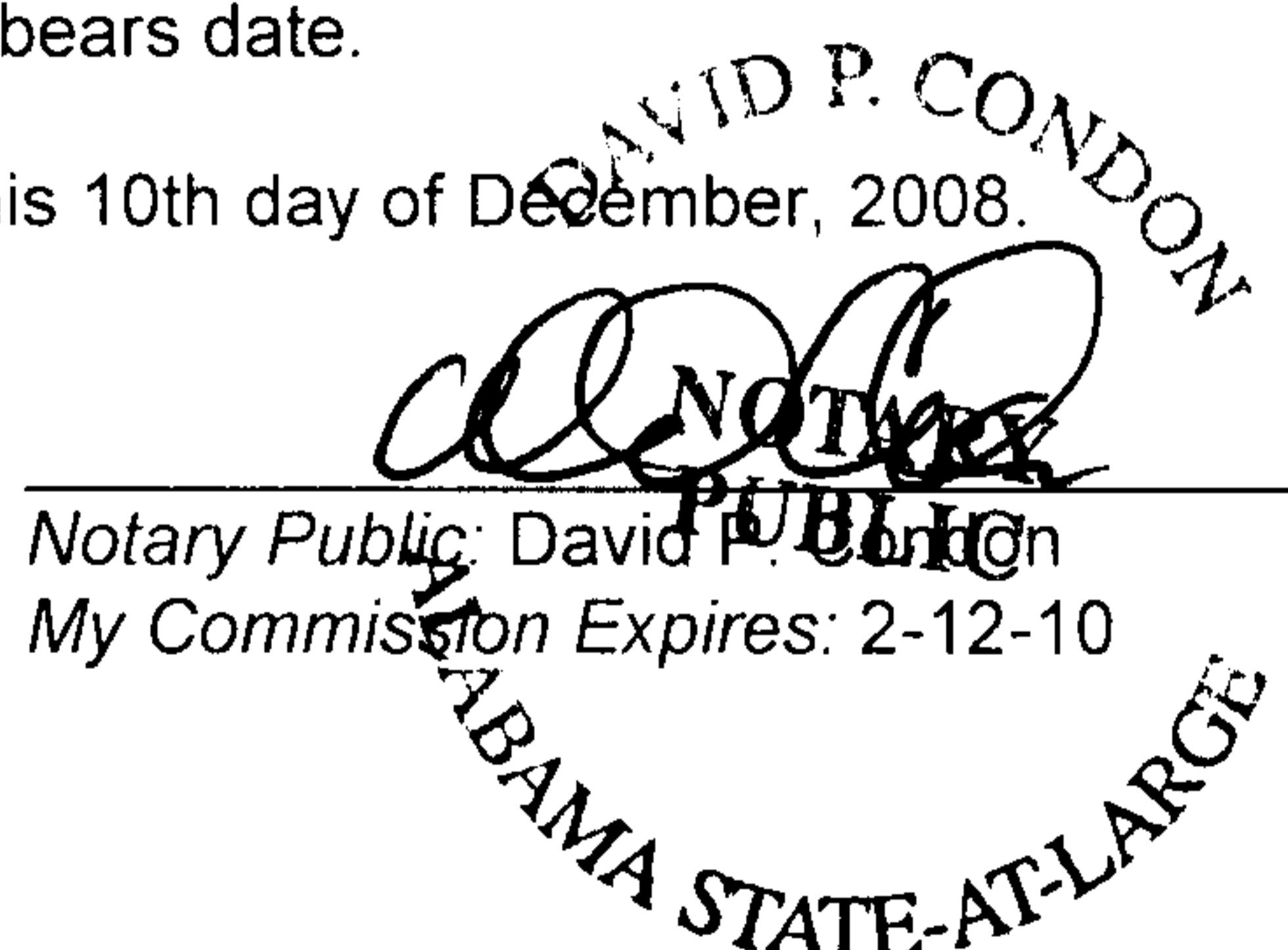
JoAnn Tomasello

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Peter A. Tomasello and JoAnn Tomasello 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 10th day of December, 2008.



Shelby County, AL 12/22/2008
State of Alabama

Deed Tax: \$332.50



20081222000472850 2/2 \$346.50
Shelby Cnty Judge of Probate, AL
12/22/2008 12:33:43PM FILED/CERT

Exhibit "A"

Unit 66 in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium, which is recorded as Instrument 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument 20020521000241460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument 20020521000241470 in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K. B. Weygand & Associates, P. C. which is attached as Exhibit C to the Declaration of Condominium recorded in Instrument 20020521000241450 and which is also separately recorded in Map Book 28, Page 103 in said Probate Office.

Peter A. Tomasele
JoAnn
Tomasele