

After recording return to:

William H. Halbrooks, Attorney

#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

FRS File No.: 602700

Customer File No.: RAI-1103

**WARRANTY DEED**

THE STATE OF ALABAMA }  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Seventy-six <sup>(\$176,500.00)</sup>  
Thousand, Five Hundred and no/100-----DOLLARS and other valuable considerations to  
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby  
acknowledged, Shawn Counts and Tammy Counts, husband and wife, (herein referred to as  
GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of Barbara Brown

(herein referred to as GRANTEE), her heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 24, according to the Survey of Weatherly Berkshire Manor-Sector 19, as recorded in Map Book 24,  
page 43, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of  
record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 130 Berkshire Manor Court,  
Alabaster, AL 35007, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and  
appurtenances thereunto pertaining, unto the said GRANTEE, her heirs and assigns, forever.

\$ 156,500.00 of the purchase price recited aobve was paid from  
a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, her heirs and assigns, that GRANTOR  
is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all  
encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, her heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, her heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 6th day of February, 2009.

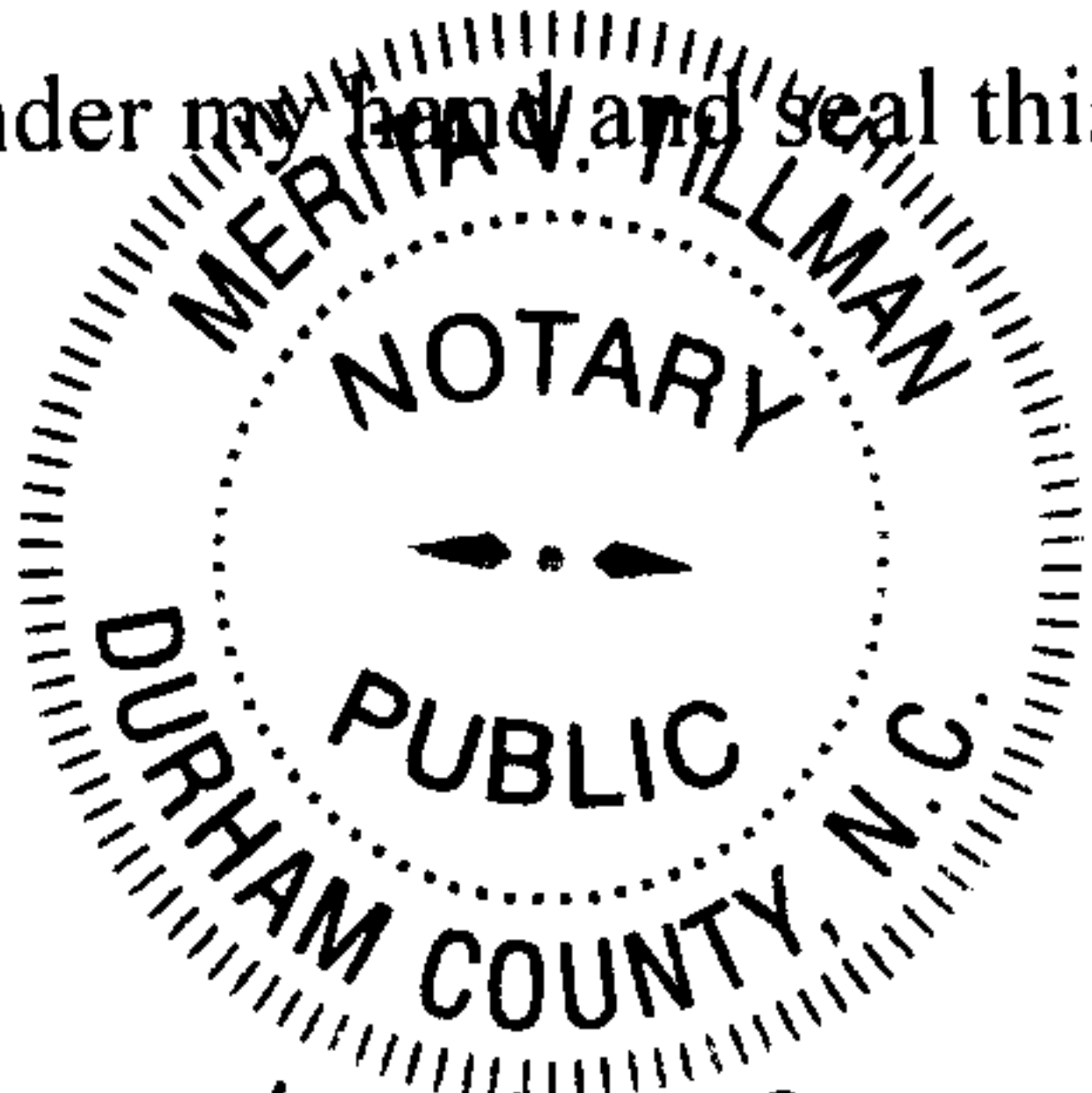
[Signature] (Seal)  
Shawn Counts

[Signature] (Seal)  
Tammy Counts

THE STATE OF North Carolina }  
COUNTY OF Durham

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shawn Counts married (fill in marital status) 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, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 6th day of February, 2009.



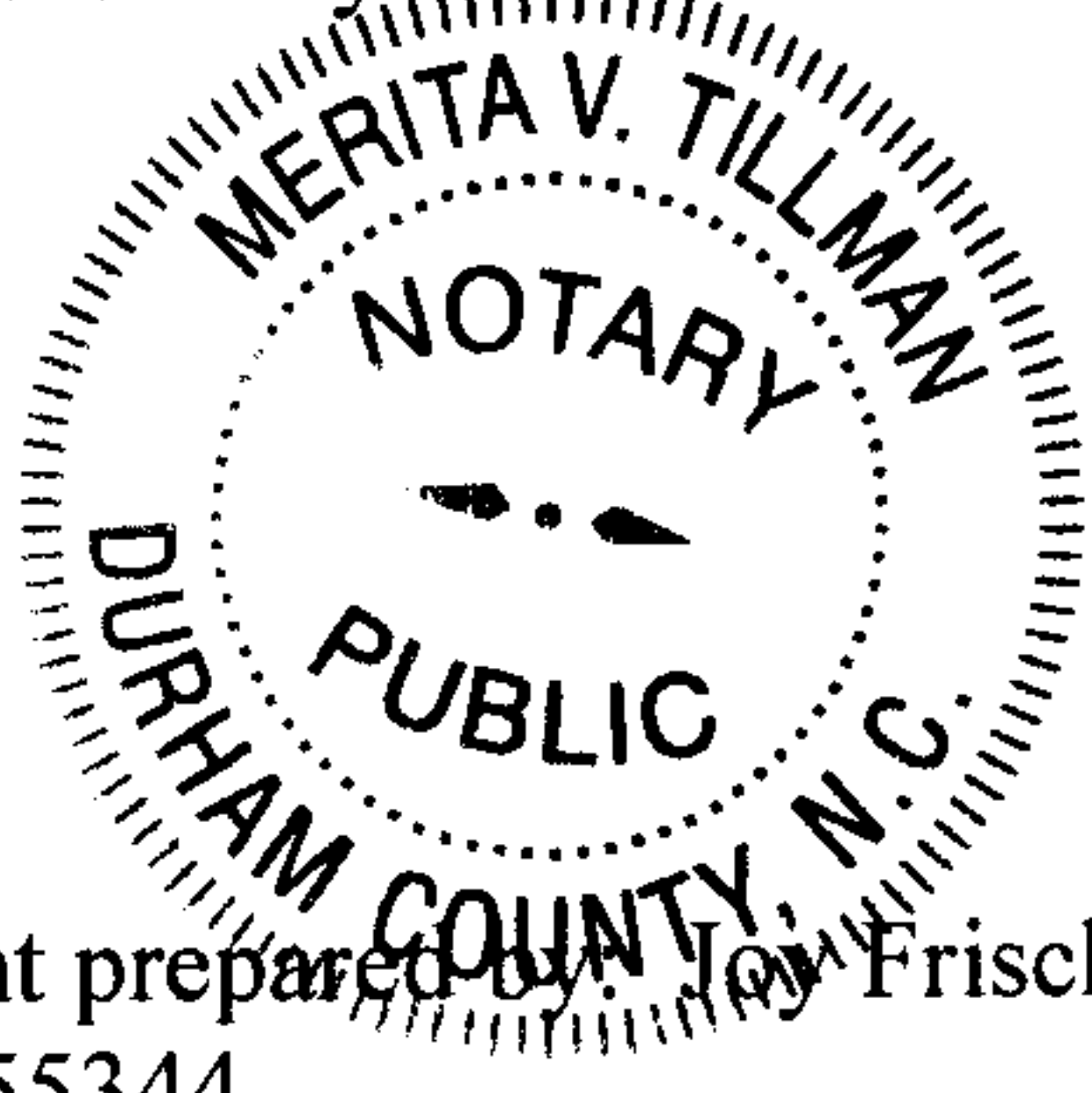
[Signature] (Seal)  
Notary Public

11/7/2010  
My Commission Expires

THE STATE OF North Carolina }  
COUNTY OF Durham

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tammy Counts married (fill in marital status) 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, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 6th day of February, 2010. 2009



[Signature] (Seal)  
Notary Public

11/7/2010  
My Commission Expires

This document prepared by Joy Frisch, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344