

Send tax notice to:

ROBERT STEVE POSEY
105 KILKERRAN LANE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2009202



20090605000214660 1/2 \$149.00
Shelby Cnty Judge of Probate, AL
06/05/2009 09:38:09 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Three Thousand Five Hundred and 00/100 Dollars (\$283,500.00) in hand paid to the undersigned, TIMOTHY D. GEORGE, An Unmarried Man and ROSELYNN C. GEORGE TIGNOR, A Married Woman (hereinafter referred to as "Grantors") by ROBERT STEVE POSEY and CAMILLE B. POSEY (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 702, ACCORDING TO THE FINAL PLAT OF KILKERRAN AT BALLANTRAE, PHASE I, AS RECORDED IN MAP BOOK 33, PAGE 99, IN THE OFFICE OF THE PROBATE OF JUDGE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF ROSELYNN C. GEORGE TIGNOR NOR HER RESPECTIVE SPOUSE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE COMPLETE LAND SURVEY AND NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
4. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS SHOWN IN INSTRUMENT NO. 2004-37476.
5. DECLARATION OF PROTECTIVE COVENANTS FOR KILKERRAN AT BALLANTRAE, PHASE I, AS SHOWN IN INSTRUMENT NO. 2004-50555.

\$148,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 06/05/2009

State of Alabama

Deed Tax : \$135.00

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal
this the 29th day of May, 2009.

Timothy D. George
TIMOTHY D. GEORGE

Roselynn C. George Tignor
ROSELYNN C. GEORGE TIGNOR

STATE OF TN
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that TIMOTHY D. GEORGE and ROSELYNN C. GEORGE TIGNOR, whose
names are signed to the foregoing instrument, and who are known to me, acknowledged
before me on this day, that, being informed of the contents of the said instrument, they
executed the same voluntarily on the day the same bears date.

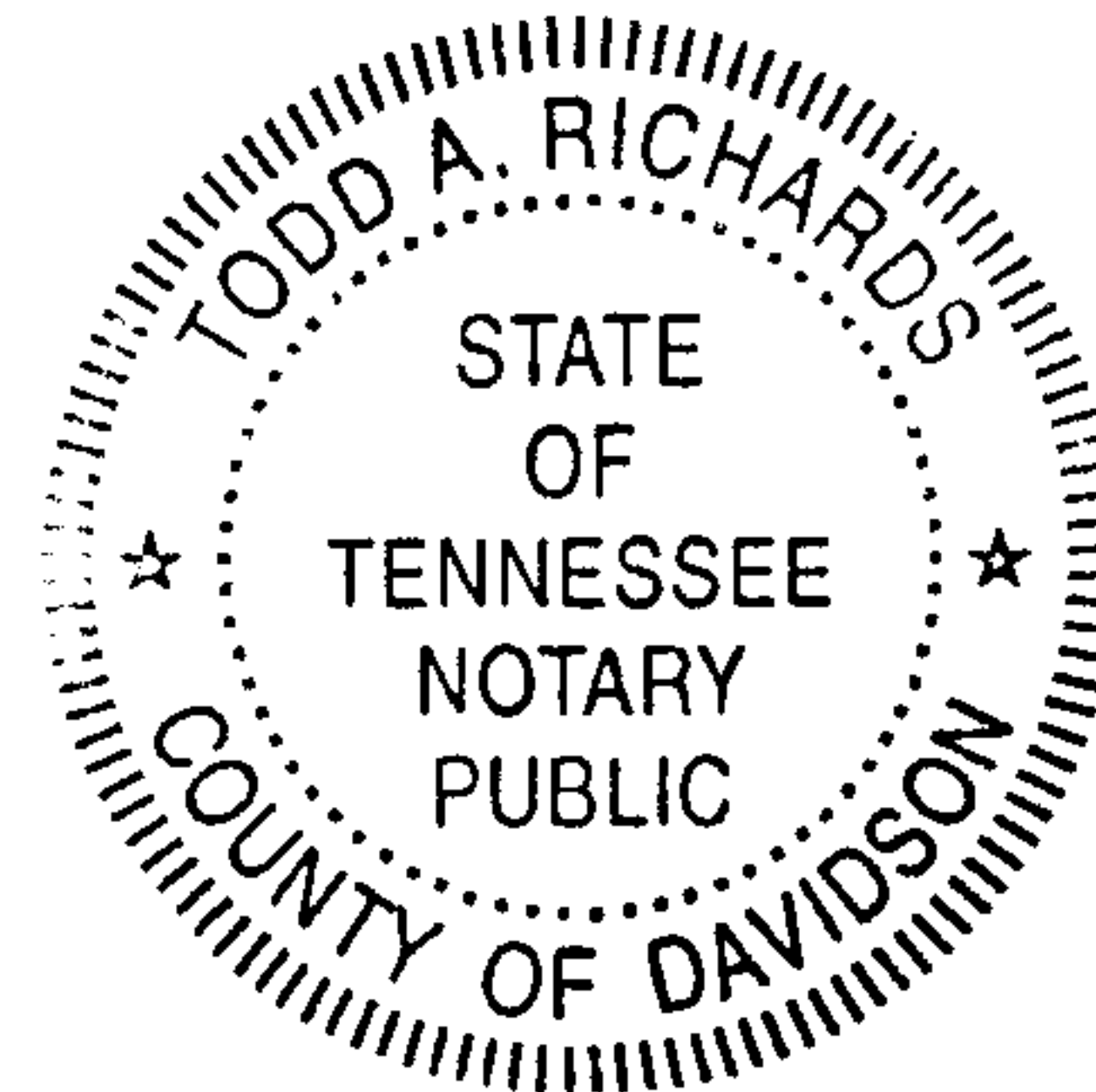
Given under my hand and official seal this the 29th day of May, 2009.

Todd A. Richards

Notary Public

Print Name:

Commission Expires: 9-25-10



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