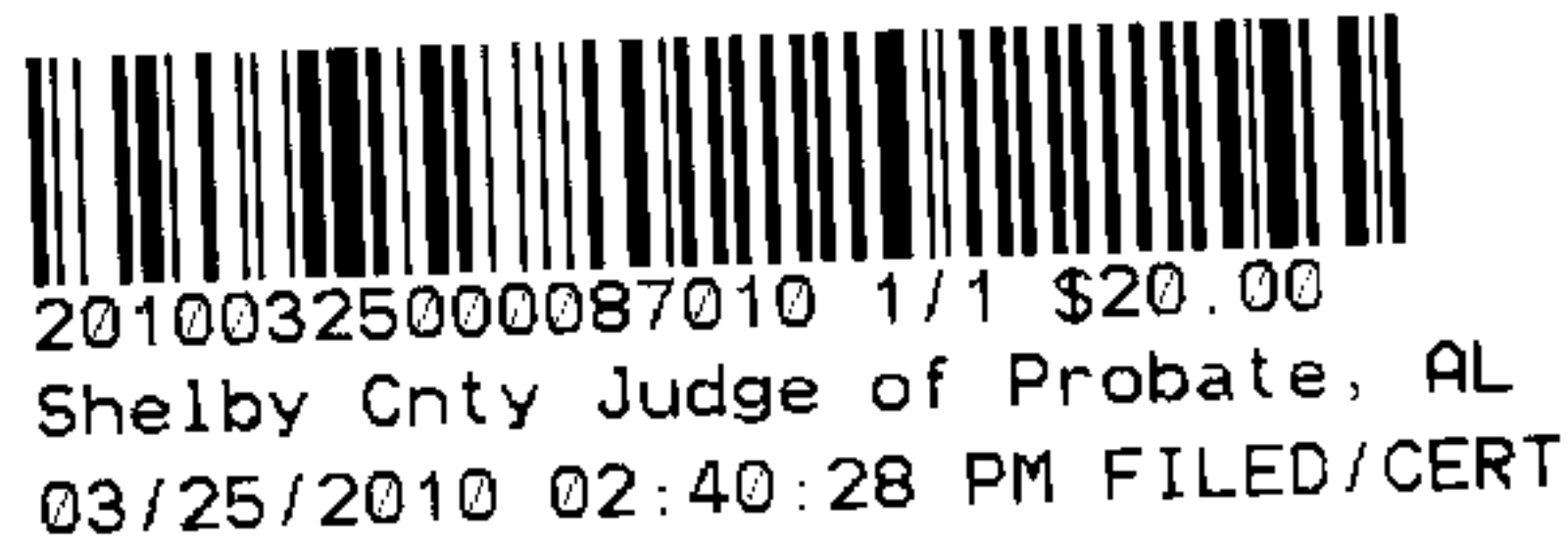


WARRANTY DEED



This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
Bynum & Henderson, Attorneys  
#17 Office Park Circle  
Birmingham, Alabama 35223

Send Tax Notice To:  
David B. Kohn  
Elizabeth I. Kohn  
429 North Lake Road  
Birmingham, AL 35242

STATE OF ALABAMA )  
  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Ten Thousand (\$210,000.00) and No/100 Dollars to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Iain Douglas Armstrong Grant, as Personal Representative of the Estate of Margaret Anne Grant, Shelby County, Alabama, Probate Case No. PR-2009-000109**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **David B. Kohn and Elizabeth I. Kohn** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 8, according to the Survey of North Lake at Greystone, Phase 3, as recorded in Map Book 23, page 3, in the Probate Office of Shelby County, Alabama.

\$ 201,465.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Iain Douglas Armstrong Grant, Personal Representative of the Estate of Margaret Anne Grant, Shelby County, Alabama, Probate Case No. PR-2009-000109, has hereunto set his hand and seal, this 23 day of March 2010.

The Estate of Margaret Anne Grant

by: Iain Douglas Armstrong Grant  
Iain Douglas Armstrong Grant, Personal Representative

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Iain Douglas Armstrong Grant, Personal Representative of the Estate of Margaret Anne Grant, Shelby County, Alabama, Probate Case No. PR-2009-000109**, 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, he, in his capacity as Personal Representative of The Estate of Margaret Anne Grant, Probate Case PR 2009-000109, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23 day of March 2010.

M. Kohn  
Notary Public



My Commission Expires: 10/13/13

Deed Tax : \$9.00