

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Fourteen Thousand and 00/100 (\$214,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **KAREN D. BERRY TRAYLOR BRITTIAN and LYNN BRITTIAN, WIFE AND HUSBAND**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JOHN S. POST**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 2, ACCORDING TO THE AMENDED AND CORRECTED MAP OF EAGLE TRACE PHASE I, AS RECORDED IN MAP BOOK 29, PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$211,146.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

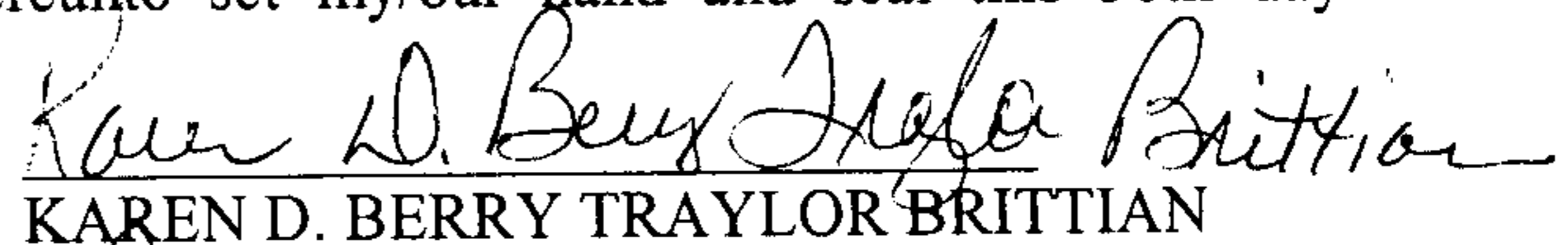
KAREN D. BERRY TRAYLOR BRITTIAN IS ONE AND THE SAME AS KAREN D. BERRY TRAYLOR AS SHOWN ON TITLE

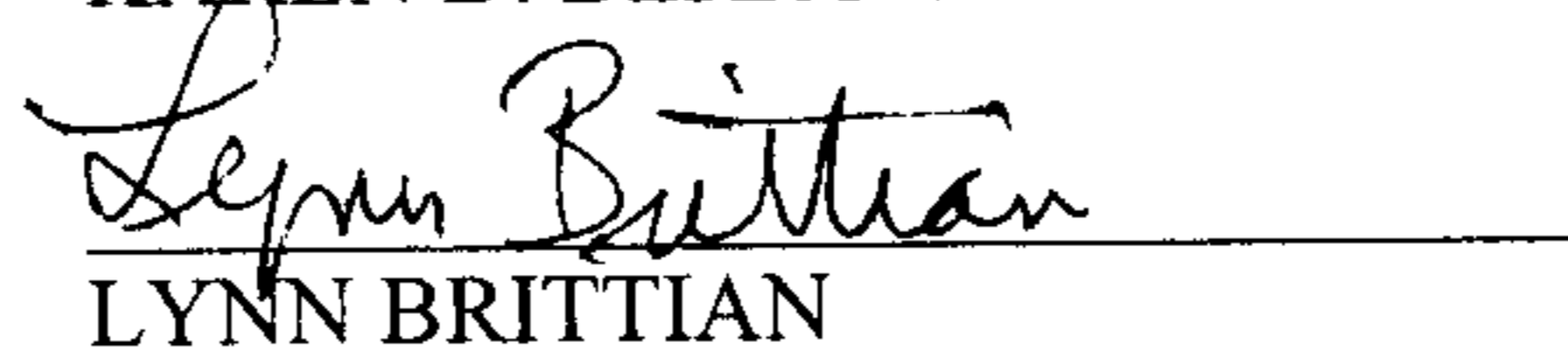
SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2010, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 30th day of September, 2010.


KAREN D. BERRY TRAYLOR BRITTIAN


LYNN BRITTIAN

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that KAREN D. BERRY TRAYLOR BRITTIAN and LYNN BRITTIAN 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, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 30th day of September, 2010.

My Commission Exp:


Notary Public

THIS INSTRUMENT PREPARED BY:
THE SNOODY LAW FIRM, LLC
2871 ACTON ROAD, SUITE 201
BIRMINGHAM, ALABAMA 35243

Shelby County, AL 10/12/2010

State of Alabama

Deed Tax : \$3.00

SEND TAX NOTICE TO:
JOHN S. POST
604 TALON TRACE
BIRMINGHAM, AL 35242

