

Send tax notice to:
Daniel Scott and Brandi V. Jackson
210 Brynleigh Circle
Chelsea, AL 35043

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

BAM110072

State of Alabama
County of Shelby

Shelby County, AL 05/09/2011
State of Alabama
Deed Tax: \$4.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand Eight Hundred and 00/100 Dollars (\$170,800.00) in hand paid to the undersigned **Robert Foster and Debra Foster, husband and wife** (hereinafter referred to as "Grantors"), by **Daniel Scott Jackson and Brandi V. Jackson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 214, according to the Survey of Brynleigh Estates, 2nd Sector, as recorded in Map Book 21, Page 65, in the Probate Office of Shelby County, Alabama.

Debra Foster is one and the same person as Debra A. Blackwood recorded in Warranty Deed dated 9/26/1997, and recorded in Instrument No. 1997-32542.

SUBJECT TO:

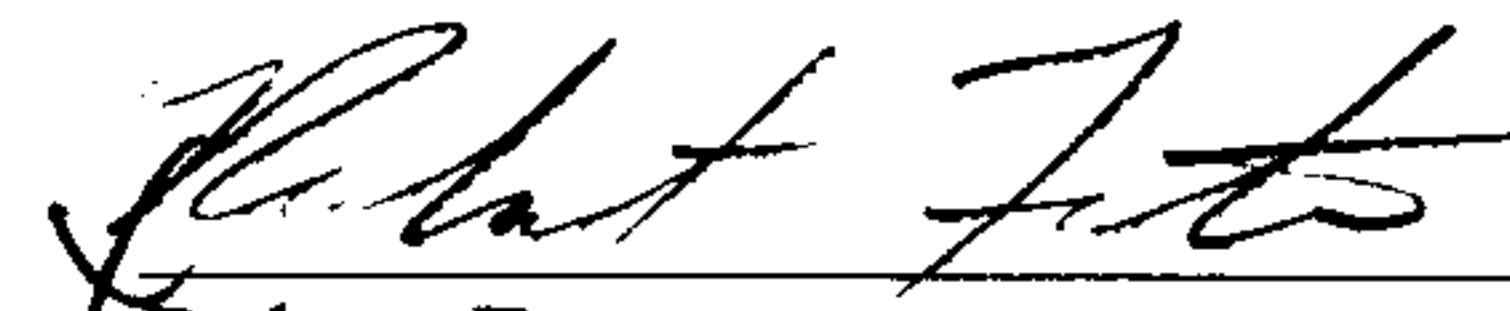
ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

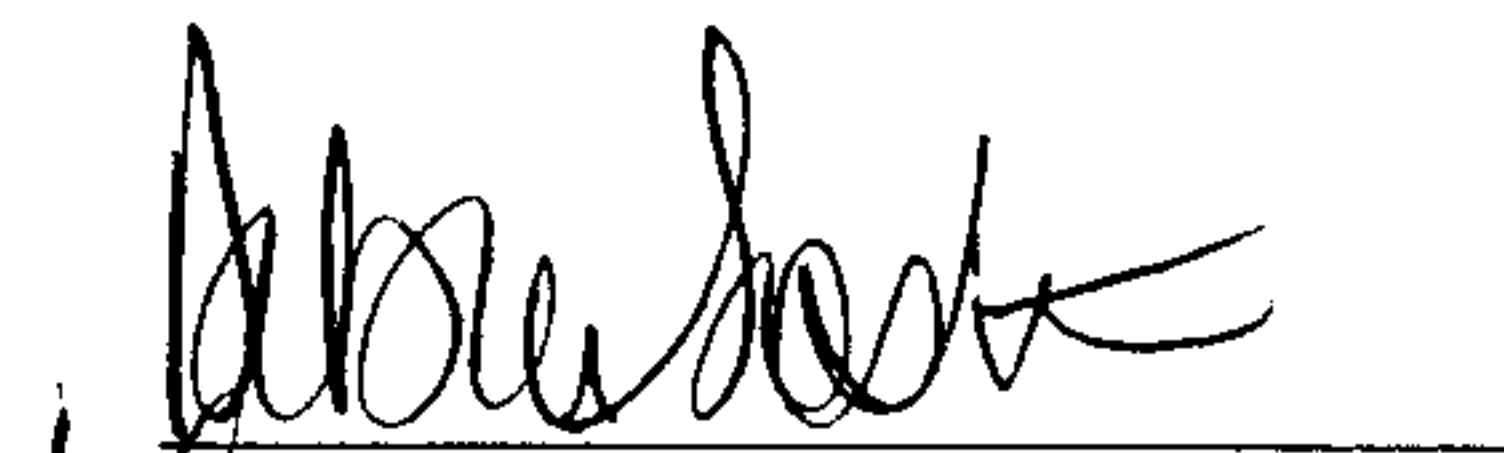
\$166,470.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators 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, Grantors Robert Foster and Debra Foster have hereunto set their signatures and seals on May 4, 2011.


Robert Foster

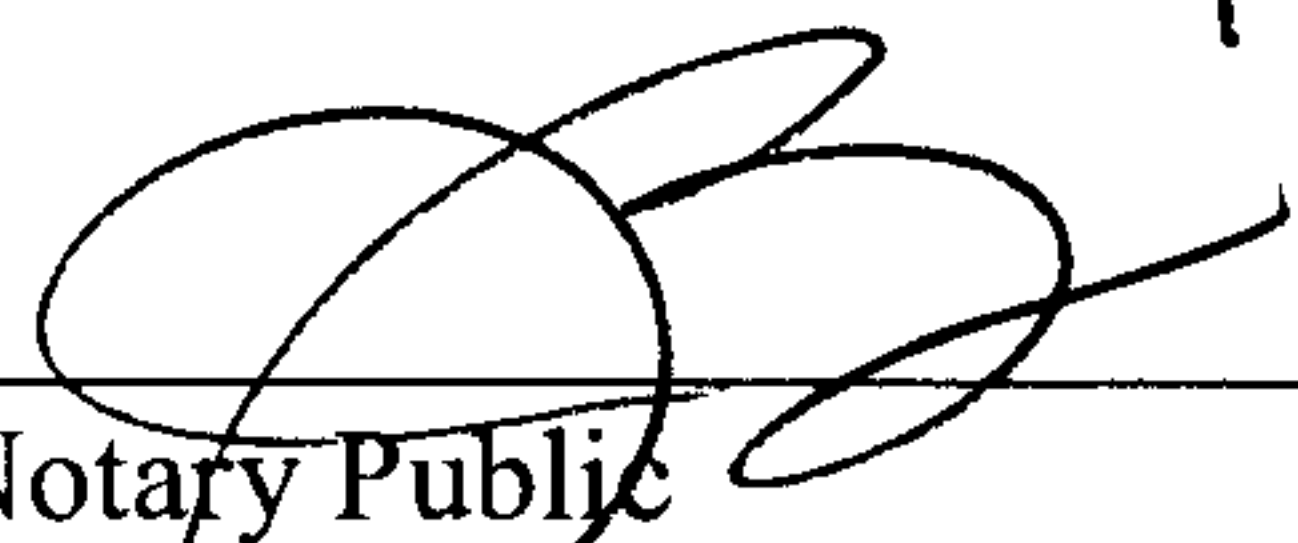

Debra Foster

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Foster and Debra Foster, 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 4 day of May 2011.

(NOTARIAL SEAL)


Notary Public
Print Name: Jennifer L. Banik
Commission Expires:
6/12/2013

