

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Luke A. Henderson, Esq.
Bynum & Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Hollie A. Barrett
1465 Highway 97
Columbiana, AL 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED NINETY FIVE THOUSAND DOLLARS 00/100 (\$195,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Susan Sebbag Koslin**, an unmarried woman, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Hollie A. Barrett** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Begin at the Southwest corner of Section 29, Township 21 South, Range 1 West; thence run Easterly along the South line of said Section 29 a distance of 916.41 feet to a point; thence turn an angle of 90 degrees to the left and run Northerly a distance of 752.62 feet to a point; thence turn an angle of 89 degrees 39 minutes 30 seconds to the right and run Easterly a distance of 661.11 feet to the Westernmost right-of-way line of County Highway No. 97; thence turn an angle of 102 degrees 52 minutes 30 seconds to the left and run Northwesterly along said right-of-way of County Highway No. 97 a distance of 615 feet more or less to a point where said right-of-way line of County Highway No. 97 intersects the North line of the SE 1/4 of the SW 1/4 of said Section 29; thence turn an angle left and run Westerly along said North line of the SE 1/4 of SW 1/4 and the SW 1/4 of SW 1/4 of said Section 29 a distance of 1,470 feet more or less to the Northwest corner of said SW 1/4 of SW 1/4; thence turn an angle left and run Southerly along the West line of said SW 1/4 of SW 1/4 a distance of 1,320.00 feet more or less to the point of beginning.

Susan Sebbag Koslin and Susan Sebbag are one and the same person.

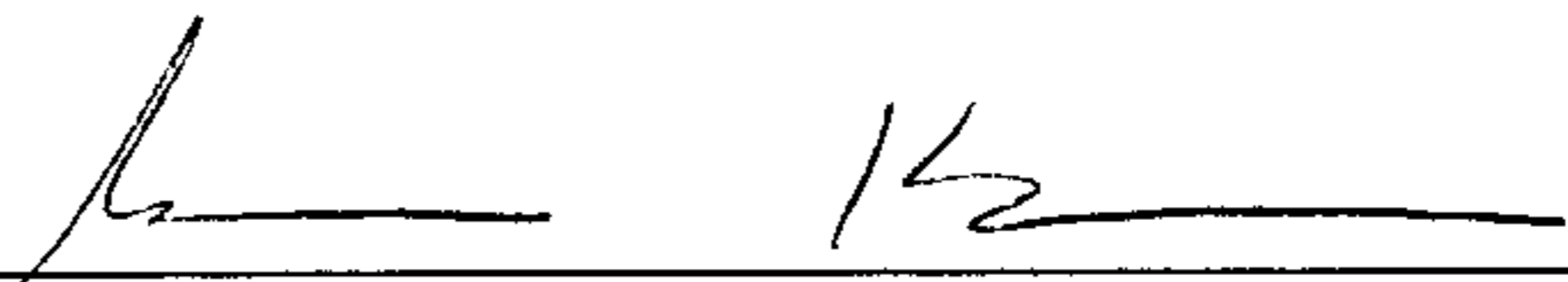
\$220,839.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

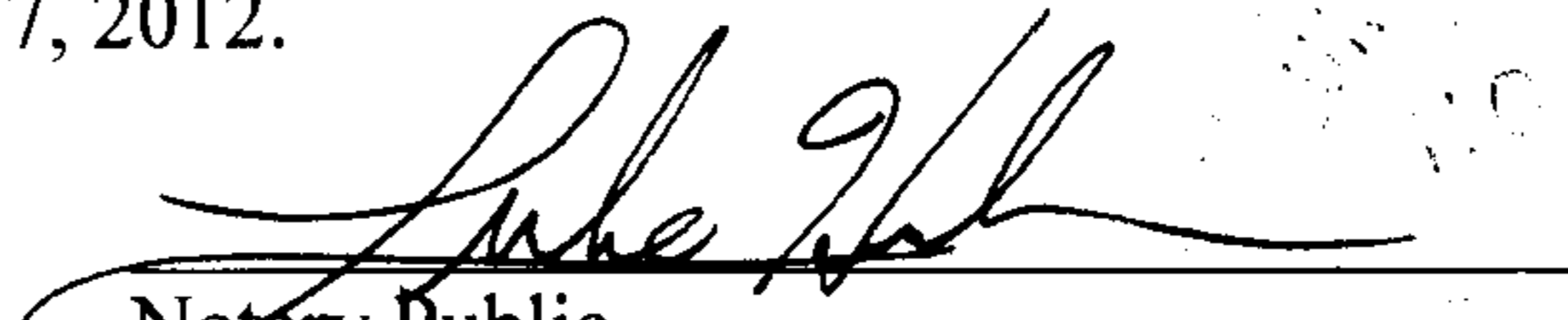
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this February 17, 2012.


Susan Sebbag Koslin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Susan Sebbag Koslin, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Susan Sebbag Koslin executed the same voluntarily on the day the same bears date.

Given under my hand and seal this February 17, 2012.


Notary Public

My Commission Expires: 7-26-12