

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
Robert Marshall Post  
Kimberly Williams Post  
1118 Highland Lakes Cir.  
Birmingham, AL 35242.

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$600,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Iva Joan Allinder a single person, whose mailing address is 1124 Highland Lakes Circle, Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robert Marshall Post and Kimberly Williams Post, whose mailing address is 1118 Highland Lakes Cir. Birmingham AL 35242 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 1118 Highland Lakes Circle, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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

Note; \$480,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 23rd day of October, 2012.

Iva Joan Allinder  
Iva Joan Allinder

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Iva Joan Allinder, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, She executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 23rd day of October, 2012.

[Signature]  
Notary Public  
Commission Expires: 10/31/2012

20121108000430080 1/2 \$135.00  
Shelby Cnty Judge of Probate, AL  
11/08/2012 11:42:54 AM FILED/CERT

EXHIBIT "A"  
Legal Description

Lot 141, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Page 37, A, B, C, D, E, F & G, in the Office of the Probate Judge of Shelby County, Alabama.

Together with a nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a residential subdivision, recorded in Instrument #1994-07111 and Amended in Instrument #1996-17543 in the Office of the Probate Judge of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision, 1st Sector, recorded as Instrument #1994-07111 and #1994-07112 in the Office of the Probate Judge of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Less and Except the following: Commence at the Northwest corner of Lot 142, Highland Lakes, 1st Sector, as recorded in Map Book 18, Page 37 A-G, in the Office of the Judge of Probate of Shelby County, Alabama, being also the Northeast corner of Lot 141 along the Easterly right of way of Highland Lakes Circle, being the Point of Beginning; thence run Southwesterly along the right of way of Highland Lakes Circle being a curve concave Northwesterly with a radius of 305.0 feet and a central angle of 9 degrees 23 minutes 34 seconds; thence run along the arc of said curve 50 feet; thence Southeasterly with an interior angle right of 122 degrees 29 minutes 44 seconds from the chord 194.88 feet; thence Northerly with an interior angle of 16 degrees 56 minutes 33 seconds 206.80 feet along the Easterly Lot line of Lot 141; thence an interior angle of right of 125 degrees 51 minutes 32 seconds 30.00 feet to the Point of Beginning.



20121108000430080 2/2 \$135.00  
Shelby Cnty Judge of Probate, AL  
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Shelby County, AL 11/08/2012  
State of Alabama  
Deed Tax: \$120.00