

SEND TAX NOTICES TO:
POST REAL ESTATE HOLDINGS, LLC
Attn: Robert M. Post
6 Harbour Town Point
Shoal Creek, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **John H. Post** (also known as John Hanson Post) and wife, **Jacqueline L. Almeida** (now known as Jacqueline Luxinger Almeida Post) (herein jointly, collectively and severally referred to singularly as "Grantor"), hereby grants bargains, sells, and conveys unto **POST REAL ESTATE HOLDINGS, LLC**, an Alabama limited liability company (herein referred to as "Grantee") the real estate described on **Exhibit "A"** attached hereto and situated in Shelby County, Alabama.

[NOTE: A portion of the purchase price recited above was paid from a
\$228,000.00 mortgage loan closed simultaneously herewith.]

[This property constitutes the homestead of Grantor and of Grantor spouse.]

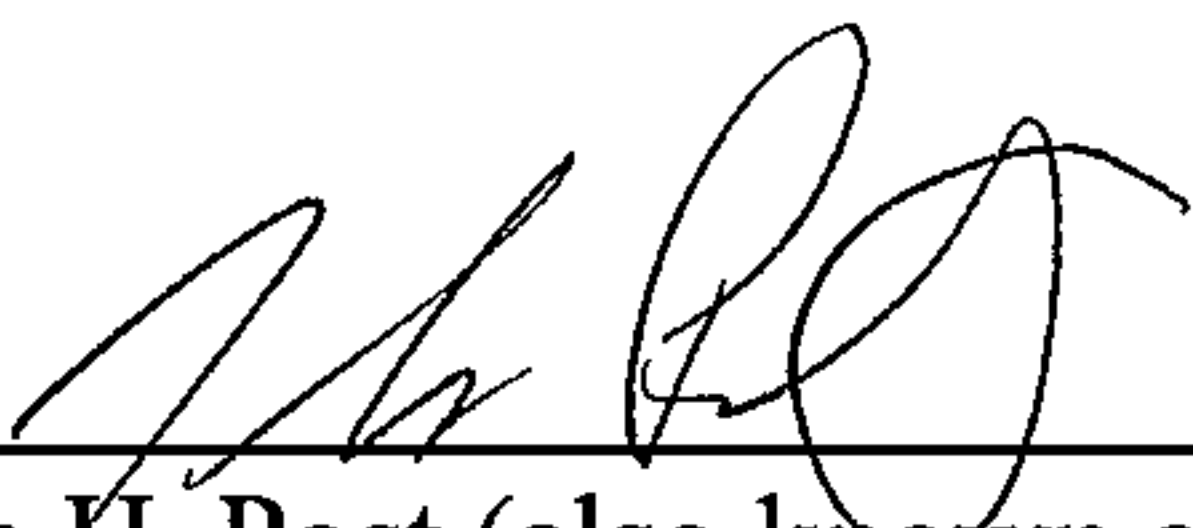
TO HAVE AND TO HOLD the described premises to Grantee, his heirs, executors, successors and assigns forever.

AND THE GRANTOR does for themselves and their heirs, executors, successors and assigns, covenant with said Grantee, his executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on **Exhibit "A"**, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.


[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

[WARRANTY DEED – SIGNATURE PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 18 day of September, 2019.



John H. Post (also known as John Hanson Post)
(Individually) L.S.

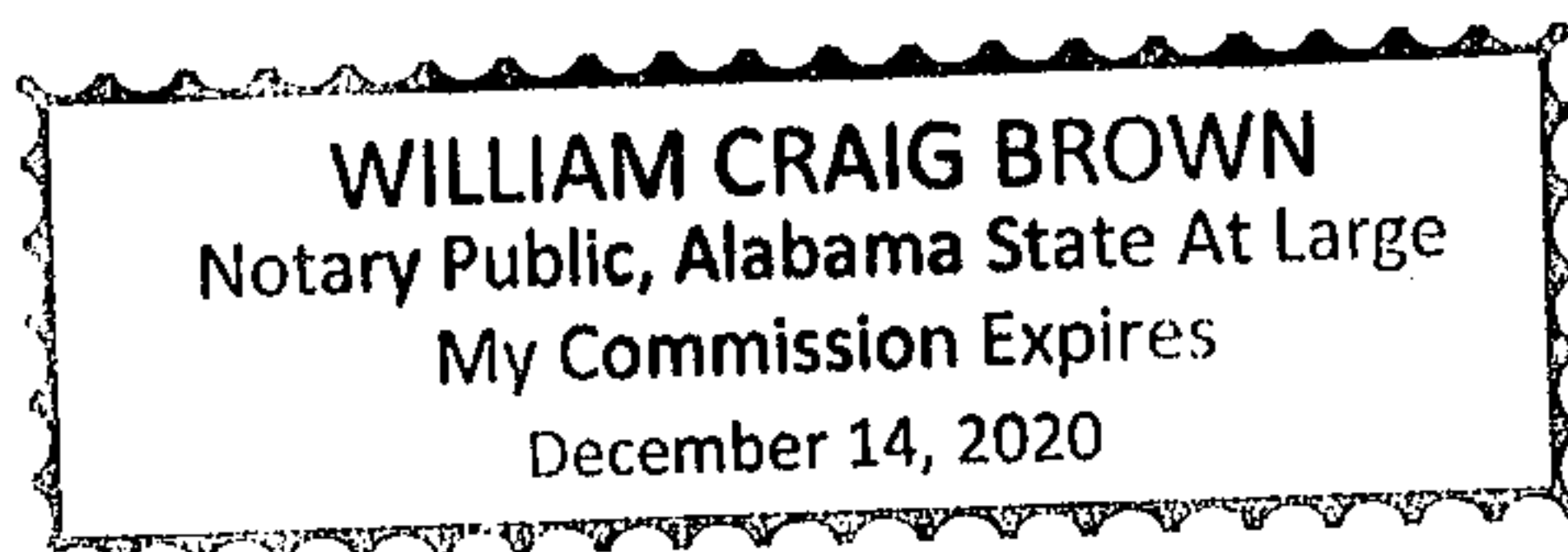


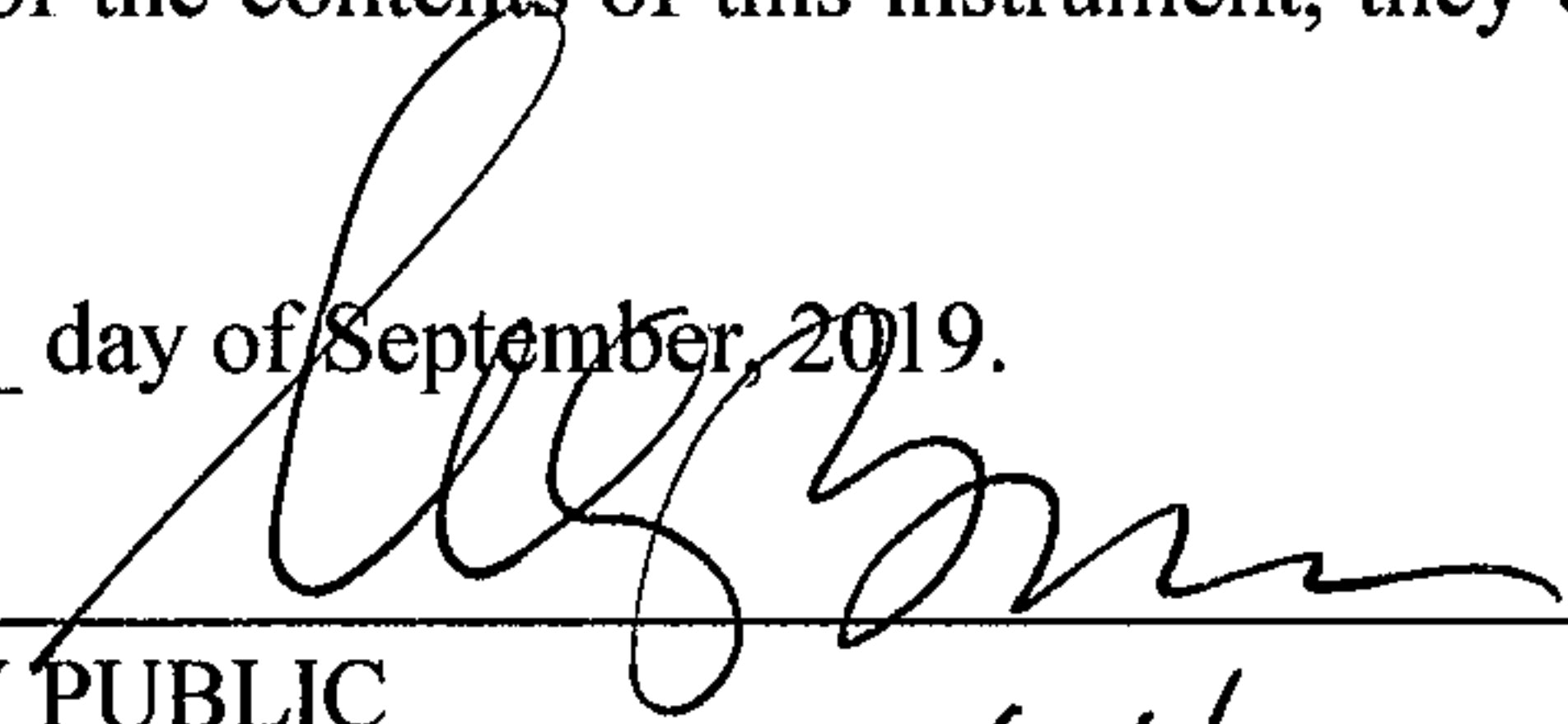
Jacqueline L. Almeida (now known as Jacqueline Luxinger Almeida Post)
(Individually) L.S.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John H. Post (also known as John Hanson Post) and wife, Jacqueline L. Almeida (now known as Jacqueline Luxinger Almeida Post), 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17 day of September, 2019.





NOTARY PUBLIC
My Commission Expires: 12/14/2020

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"

Lot 79, according to the Final Plat of Belvedere Cove Phase I, as recorded in Map Book 35, page 45, in the Probate Office of Shelby County, Alabama.

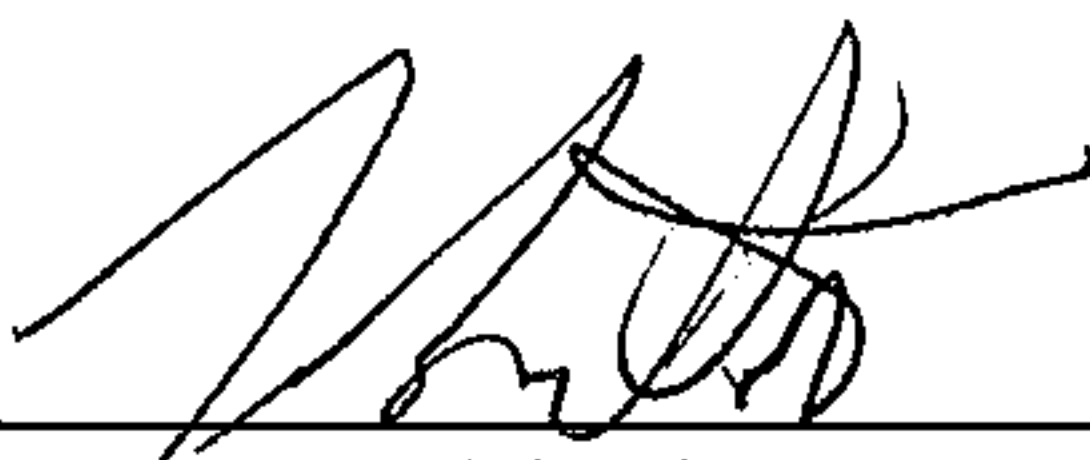
SUBJECT TO:

- a) Taxes and assessments for the year 2019 and subsequent years, constituting a lien, but which is not yet due and payable;
- b) Building lines and easements as shown by recorded map;
- c) Declaration of protective covenants as recorded in Instrument 20050617000298140; First Supplement recorded in Instrument 20060316000122900 and Second Supplement recorded in Instrument 20061013000509710, in the Probate Office of Shelby County, Alabama;
- d) Easement for ingress/egress recorded in Real 90, page 193, in the Probate Office of Shelby County, Alabama;
- e) Right of way to Shelby County, recorded in Deed Book 196, page 248, in the Probate Office of Shelby County, Alabama;
- f) Rights of others to use access easement recorded in Instrument 1996-1989 in the Probate Office of Shelby County, Alabama; and
- g) Any gas, oil, coal or other mineral and mining right not owned by Grantor.

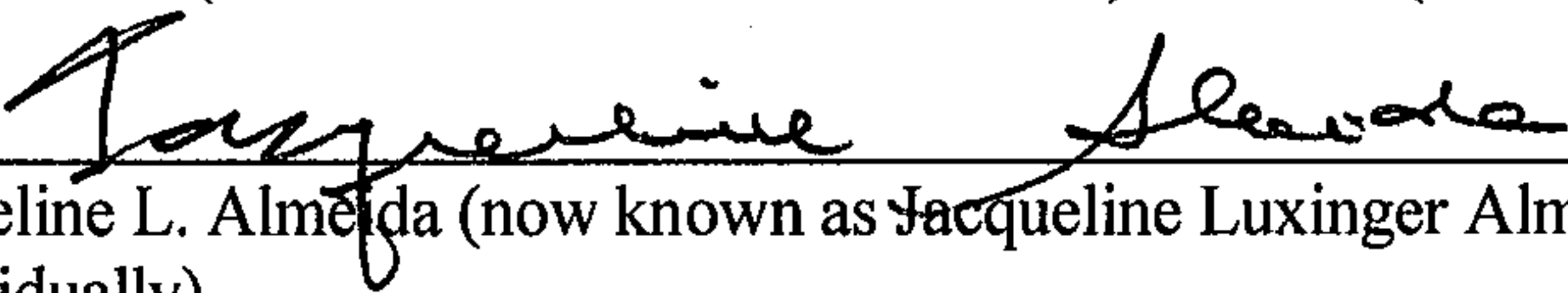
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate.
I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama § 40-22-1(h).

Date: September 18, 2019

_____ Unattested	_____ (verified by)
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John H. Post (also known as John Hanson Post) L.S.
(Individually)



Jacqueline L. Almeida (now known as Jacqueline Luxinger Almeida Post) L.S.
(Individually)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/20/2019 09:39:27 AM
\$92.00 CHARITY
20190920000345440

