

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Richard J. Schneider, III
Trudy B. Schneider
987 Savannah Lane
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Sixty-Four Thousand and No/100 Dollars (\$64,000.00) to the undersigned grantor, McMahon Highlands, LLC, an Alabama limited liability company ("Grantor"), in hand paid by Richard J. Schneider, III and Trudy B. Schneider ("Grantees"), the receipt whereof is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of McMahon Highlands at Shelby Spring Farms, as recorded in Map Book 28, at Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive Covenants as recorded in Instrument #2001-11464 in the Probate Office; (3) Right of Way and Easement to Gulf States Paper Corporation as recorded in Instrument # 1998-8297 in the Probate Office; (4) Right of Way to Shelby County as recorded in Deed Book 86, at Pages 251 and 252, in the Probate Office; (5) Utility Easement to Alabama Power Company as recorded in Instrument #2001-42175, in the Probate Office; (6) Permit to Alabama Power Company as recorded in Deed Book 126, at Page 136, in the Probate Office; (7) 100' building setback line as shown on recorded map of subdivision.

This deed is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

\$36,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed
on this the 23rd day of August, 2004.

McMahon Highlands, LLC

By: 

Delton Lane Clayton
as its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delton Lane Clayton, whose name as Manager of McMahon Highlands, LLC, an Alabama limited liability company, are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, they, as such Manager and with full authority, executed the same for and on behalf of said limited liability company.

Given under my hand and seal this 23rd day of August, 2004.



Notary Public

My Commission Expires: 07/14/2007