

THIS INSTRUMENT PREPARED BY:  
Riley & Riley, P.C.  
1950 Stonegate Drive, Suite 150  
Birmingham, Alabama 35242

SEND TAX NOTICE TO:  
Stonegate Farms, LLC  
1000 Urban Center Drive, Suite 650  
Birmingham, AL 35242

STATE OF ALABAMA  
SHELBY COUNTY

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten and no/100 Dollars (\$10.00) to **J. MICHAEL SCHOR AND SUSAN STOWE SCHOR, HUSBAND AND WIFE** (the "Grantor"), in hand paid by **STONEGATE FARMS, LLC**, an Alabama limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents remise, release and quitclaim unto Grantee, subject to the covenants, conditions and other matters set forth below, the real estate situated in Shelby County, Alabama, more particularly described as follows (the "Property"):

Those portions of Lots 52, 53, 54 and 55, according to the Survey of Stonegate Realty, Phase Three, as recorded in Map Book 33, page 122, in the Probate Office of Shelby County, Alabama which were formerly a part of Lot 2, Stonegate Realty Subdivision, Map Book 27, page 133.

TOGETHER WITH the nonexclusive easement to use the Development Roads as more particularly defined and described in the Covenants.

**SUBJECT TO:**

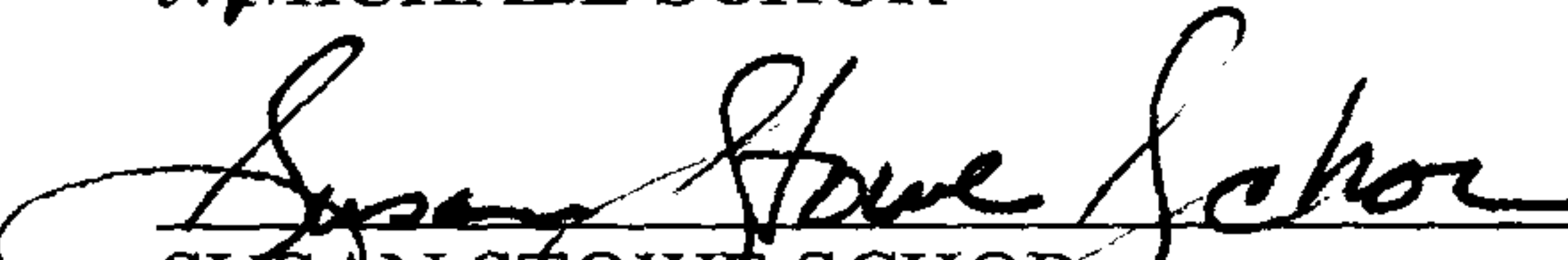
1. General and special taxes or assessments for 2004 and subsequent year not yet due and payable.
2. Any loss, claim, damage or expense including additional tax due, if any due to the fact that as valorem taxes for subject property have been paid under a current use assessment. (See 1975 Code of Alabama Section 40-7-25.3).
3. Building setback line and easements as shown by Map Book 32, page 108.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. # 2001-5954 as amended and restated in Inst. # 2001-12016; Inst. No. 2001-5954; Inst. No. 2001-12016 and Inst. No. and Inst. No. 2003-11166 together with Articles of Incorporation of Stonegate Farms Property Owners Association, Inc. recorded in Inst. # 2001-5955 in the Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 185, page 475; Deed Book 182, page 326; Deed Book 184, page 172; and Deed Book 180, page 35, and Inst. No. 2002-8798, in said Probate Office.
6. Easement and Use Restrictions Agreement recorded as Instrument #2001/02969 in said Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 27, page 133; Map Book 29, page 4 A & B, and Map Book 31, pages 28 A & B, in the Probate Office.
8. Right(s) of Way(s) granted to The Water Works and Sewer Board of the City of Birmingham by Instrument(s) recorded in Inst. No. 20020718000335510 and Inst. No. 20030731000494840 in the Probate Office.
9. Restrictive Covenants and Grant of Land Easement(s) in favor of Alabama Power Company as shown by instrument(s) recorded in Inst. No. 20021119000577440 and Inst. No. 2002-18715, Inst. #20040102000000750 and Inst. #20020821000398600 in the Probate Office.

**\* This deed is being recorded to correct the chain of title. See original deed recorded 1/29/2001 in Instrument Number 2001-02971.\***

**TO HAVE AND TO HOLD** unto Grantee its successor and or assigns, subject to the matters described above, forever.

**IN WITNESS WHEREOF**, Grantor, **J. MICHAEL SCHOR AND SUSAN STOWE SCHOR**, have executed this conveyance as of the 31<sup>st</sup> day of August, 2004.

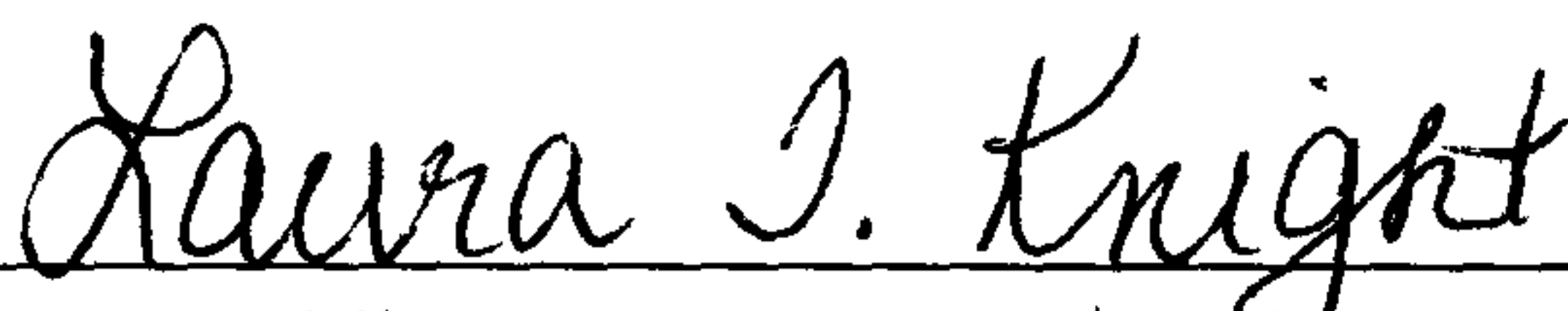
  
\_\_\_\_\_  
J. MICHAEL SCHOR

  
\_\_\_\_\_  
SUSAN STOWE SCHOR

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **J. MICHAEL SCHOR AND SUSAN STOWE SCHOR**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily for and as their act.

Given under my hand and official seal this 31<sup>st</sup> day of August, 2004.

  
\_\_\_\_\_  
Notary Public  
My Commission expires: 3/6/2007