THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
Sarah W. Schroeter
Mark Schroeter
8455 Shoreside Lane
Bessemer, AL 35022

20050628000318990 1/1 $92.50
Shelby Cnty Judge of Probate,AL
06/28/2005 11:40:27AM FILED/CERT

# CORPORATION FORM WARRANTY DEED
# JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA**
**JEFFERSON COUNTY** **KNOW ALL MEN BY THESE PRESENTS,**

(The consideration for this transaction is $407,500.00, of which amount $326,000.00 is paid from the proceeds of a purchase money mortgage closed and recorded herewith)

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Building Resources, Inc., a corporation (herein referred to as grantors) do grant, bargain, sell and convey unto Sarah W. Schroeter and Mark Schroeter (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 18A, according to the Survey of Perkins Landing, Sector 1 & 2, a condominium, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647 and First Amendment recorded by Instrument 20040924000528930 and Articles of Incorporation of Perkins Landing Residential Association, Inc., as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama together with an undivided interest in the common elements of Perkins Landing Sectors 1 & 2, a condominium as set out in the Declaration of Condominium and according to the Survey of Perkins Landing Sectors 1 & 2, a condominium recorded in Map Book 27, Page 33, and that certain resurvey of Lots 14, 15, 28, 29 and common area E as recorded in Map Book 27, Page 130, in the Probate Office of Shelby County, Alabama and that certain resurvey of Lots 16, 17 and 18, according to the Final Plat of Perkins Landing Sectors 1 & 2, a condominium, as recorded in Map Book 34, Page 6, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 17, 2005.

WITNESS:

Building Resources, Inc.

_____(SEAL)

_____(SEAL)
Chris Rouveyrol, Vice-President

Shelby County, AL 06/28/2005
State of Alabama

Deed Tax:$81.50

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Rouveyrol, Vice-President of Building Resources, Inc., a corporation, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal on June 17, 2005.

_____
NOTARY PUBLIC

My commission expires: 4-6-08