20050817000423220 1/2 \$116.00 Shelby Cnty Judge of Probate, AL 08/17/2005 10:38:49AM FILED/CERT

Document Prepared By:
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Send Tax Notice To:
Harvey A Schleter
1201 Gables Drive
Hoover, Alabama 35244

GENERAL WARRANTY DEED (joint tenants with right of survivorship)

STATE OF ALABAMA }
COUNTY OF SHELBY

THAT IN CONSIDERATION OF One Hundred Two Thousand Dollars (\$102,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE(S) herein, the receipt of where is acknowledged, I or we,

MICHAEL P. BELL and LESLIE E. HUBBARD, husband and wife

(herein referred to as GRANTOR(S)), grant, sell, bargain and convey unto HARVEY A. SCHLETER, DONNA SCHLETER, and REBECCA SCHLETER

(herein referred to as **GRANTEE(S)**) as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion the following described real estate, situated in **SHELBY** County, Alabama to wit:

SEE ATTACHED EXHIBIT "A"

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 0.00 of the above consideration paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this 5th day of August, 2005.

GRANTOR(S)

STATE OF ALABAMA

COUNTY OF SHELBY

__(SEAL)

 $\underline{}$ (SEAL)

ESLIÉ E. HUBBARD

MICHAEL P. BELL

Shelby County, AL 08/17/2005 State of Alabama

Deed Tax:\$102.00

I, the undersigned notary public in for and said State, hereby verify that MICHAEL P. BELL and LESLIE E. HUBBARD whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledged before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 5th day of August, 2005.

NOTAD S NOTAD S AND S NOTATE AT A

Notary Public

My commission expires: March 16, 2009

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EXHIBIT "A"

Legal Description

Unit 1201, Building 12, in The Gables, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340 and re-recorded in Real 50, page 942, Real 165, page 578, and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855 and Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 amended in Real Volume 50, page 325, further amended by Real 189, page 222, Real 222, page 691, Real 238, page 241, Real 269, page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, page 181, together with an undivided interest in the common elements, as set forth in the aforementioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.