20051013000533350 1/1 $38.50
Shelby Cnty Judge of Probate, AL
10/13/2005 10:32:42AM FILED/CERT

Shelby County, AL 10/13/2005
State of Alabama

Deed Tax:$27.50

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Flanders Gandy Russell
222 Courtside Drive
Birmingham, AL 35242

STATE OF ALABAMA)
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Seventy-Five Thousand and 00/100 ($275,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Richard B. Schilhab, and wife Kelly M. Schilhab,** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Flanders Gandy Russell,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Unit 64, according to the Declaration of Condominium of Courtside at Brook Highland, A Condominium, recorded as Instrument No. 20020521000241450 in the Probate Office, as amended by the Amendment to Declaration dated May 8, 2002, recorded as Instrument No. 20020521000241460 and as further amended by the corrective amendment dated May 21, 2002, recorded as Instrument No. 20020521000241470 in said Probate Office as reflected in the Plan of Courtside at Brook Highland, a Condominium attached as Exhibit C to the said Declaration and separately recorded in Map Book 28, Page 103 in said Probate Office.

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

$247,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **27th** day of **September, 2005.**

Richard B. Schilhab

Kelly M. Schilhab

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Richard B. Schilhab, and wife Kelly M. Schilhab , 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of September, 2005.

NOTARY PUBLIC
My Commission Expires: 4/29/06

ELIZABETH B. ... NOTARY PUBLIC ALABAMA STATE AT ...

CLAYTON T. SWEENEY, ATTORNEY AT LAW