THIS INSTRUMENT PREPARED BY: Courtney Mason & Associates, P.C. 1904 Indian Lake Drive, Suite 100 Birmingham, Alabama 35244 STATE OF ALABAMA

COUNTY OF SHELBY

GRANTEE'S ADDRESS: Sara O'Gara Dean 1301 Gables Drive Birmingham, Alabama 35244

GENERAL WARRANTY DEED

20060316000123140 1/2 \$129.50 Shelby Cnty Judge of Probate, AL 03/16/2006 12:29:05PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifteen Thousand Two Hundred and 00/100 (\$115,200.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Christopher A. Skelley, a single man (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Sara O'Gara Dean as to 79.40%, Douglas B. Dean as to 10.3% and John T. Casey as to 10.3%, Tenants in Common, (hereinafter referred to as GRANTEE), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

CHRISTOPHER A. SKELLEY AND CHRISTOPHER ADAM SKELLEY ARE ONE AND THE SAME PERSON.

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, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR 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 GRANTOR will, and GRANTOR'S 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 GRANTOR has hereunto set his hand and seal this the 15th day of March, 2006.

Christopher Adam Skelley by: Martha P. Skelley His Attorney-in-Fact Christopher Adam Skelley

by: Martha P. Skelley His Attorney in Fact

Christopher Adam Skelley by: James E. Skelley

His Attorney in Fact

State of Alabama County of Shelby

My Commission Expires:

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Martha P. Skelley and James E. Skelley, whose names as Attorney In Fact for Christopher Adam Skelley 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, they, in their, capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 15th DAY OF MARCH, 2000 NEY H MA.O.

Notary Public

1 H.

Shelby County, AL 03/16/2006

State of Alabama

Deed Tax:\$115.50

20060316000123140 2/2 \$129.50 Shelby Cnty Judge of Probate, AL 03/16/2006 12:29:05PM FILED/CERT

EXHIBITA

Unit 1301, Building 13, according to the Map of The Gables, a Condominium, a condominium located in Shelby County, Alabams, 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 rerecorded 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 aforesaid mentioned 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.

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