



**This Instrument Was Prepared By:**  
**Mark E. Hoffman, Esquire**  
**Mark E. Hoffman, P.C.**  
**2229 First Avenue North**  
**Birmingham, Alabama 35203**

**Send Tax Notice To:**  
**Josephine T. Schilleci**  
**1437 Linda Vista Drive**  
**Birmingham, AL 35226**

## STATUTORY WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of THREE HUNDRED SIXTY SEVEN THOUSAND AND 00/100 DOLLARS (\$367,000.00) to the undersigned GRANTOR, BRYAN L. FOWLER, a married man (herein referred to as "Grantor") in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JOSEPHINE SCHILLECI, and JAMES F. SCHILLECI, as Trustee under an Irrevocable Trust Agreement, dated December 20, 1989 (herein referred to as "Grantees"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Final Plat of Saginaw Commercial Park, Phase 2, as recorded in Map Book 30, Page 60, in the Probate Office of Shelby County, Alabama.

Subject to:

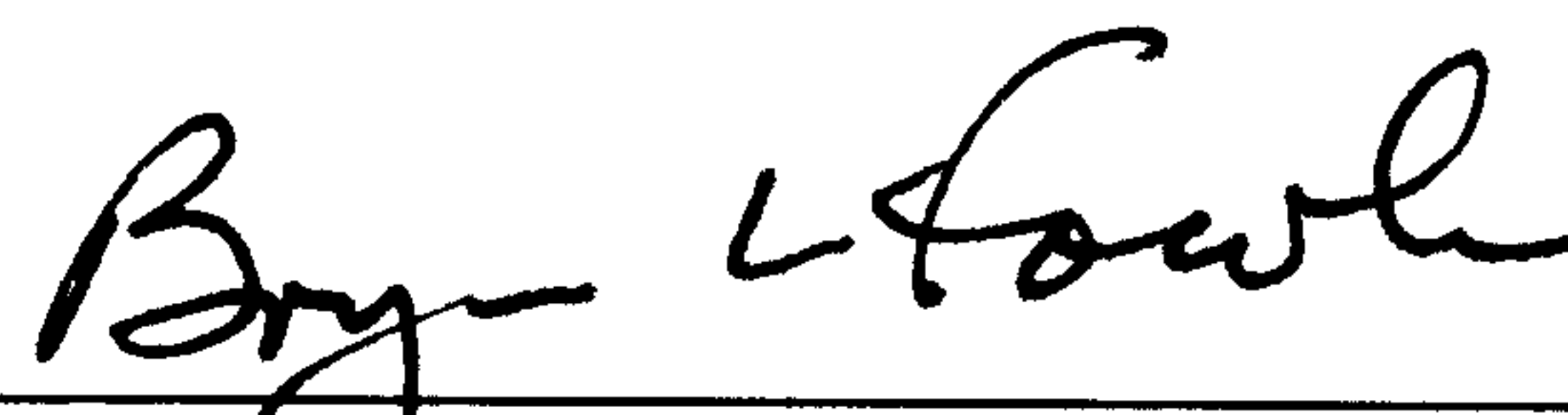
1. Ad Valorem taxes due and payable October 1, 2006 and subsequent years.
2. Agreement with Alabama Power Company for underground residential distribution, as recorded in Instrument #2005-5626.

The property being conveyed is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns,  
forever.

And the Grantor does hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by him, and that he shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand  
and seal this 12<sup>th</sup> day of April, 2006.

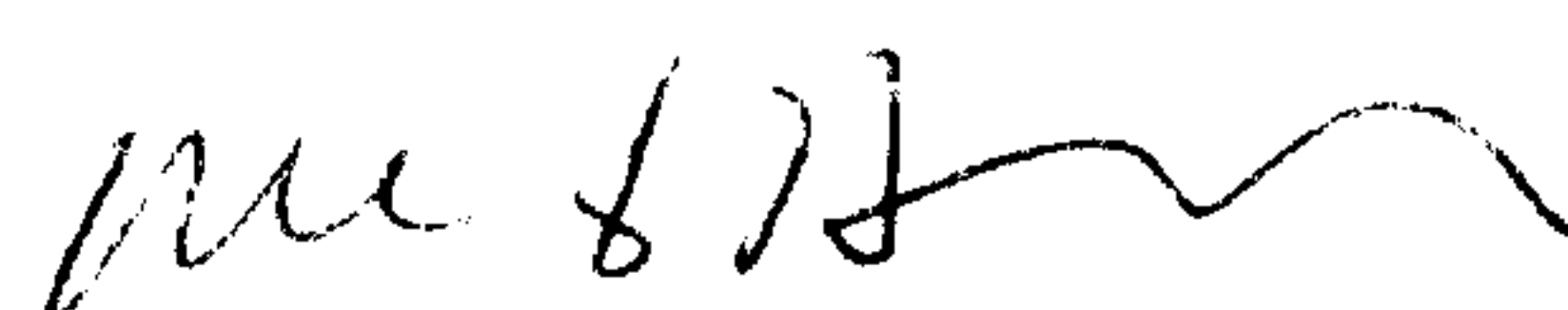
  
\_\_\_\_\_  
Bryan L. Fowler

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bryan L. Fowler, a married man, whose name 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.

Given under my hand and official seal this 12<sup>th</sup> day of April, 2006.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 7/14/07

Shelby County, AL 04/17/2006  
State of Alabama

Deed Tax: \$367.00