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: Timothy C. Gully 2794 Acton Place Birmingham, Alabama 35243

GENERAL WARRANTY DEED

20070228000091000 1/2 \$86.50 Shelby Cnty Judge of Probate, AL 02/28/2007 01:51:32PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Fifty Thousand Five Hundred and 00/100 (\$350,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Sarah W. Schroeter and Mark Schroeter, wife and husband** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Timothy C. Gully and Alyson H. Gully, husband and wife, and John M.**Morrison and wife, Anniece S. Morrison as Tenants in Common with 25% interest each (hereinafter referred to as GRANTEES), 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.

\$280,400.00 of the above-recited purchase price was paid from 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 GRANTEES, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 GRANTEES, and GRANTEES' 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 26th day of February, 2007.

Mark Schroeter

Sarah W. Schroeter

STATE OF ALABAMA)

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sarah W. Schroeter and Mark Schroeter, wife and husband 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 signed their names voluntarily on the day the same bears date.

IN WITNESS-WHEREOF, I have hereunto set my hand and seal this the 26th day of February, 2007.

NOTARYPUBLIC

My Commission Expires:

Shelby County, AL 02/28/2007

State of Alabama

Deed Tax: \$70.50

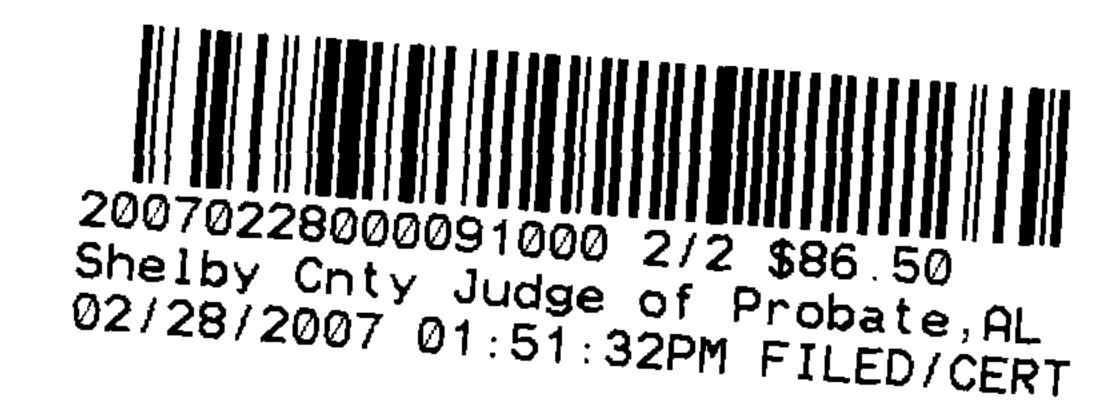


Exhibit "A"

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.

