

Document Prepared By:  
**Dennis I Hays, Esq.**  
**Two Riverchase Office Plaza, Ste 105**  
**Birmingham, Alabama 35244**

Send Tax Notice To: *Grantee*  
**Scott A Sherman**  
**2536 Marcal Road**  
**Birmingham, AL 35244**

**GENERAL WARRANTY DEED (joint tenants with right of survivorship)**

**STATE OF ALABAMA }  
COUNTY OF SHELBY }      KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **Two Hundred Thirteen Thousand Five hundred and 00/100 Dollars (\$213,500.00)** to the undersigned **GRANTOR** (whether one or more), in hand paid by the **GRANTEE(S)** herein, the receipt of which is acknowledged, I or we,

**KAREN G. HILBUN and KEVIN HILBUN, husband and wife; Karen G. Hilbun is one and the same person as Karen G. Howell as referenced in instrument number 1996-35370 in the Judge of Probate Office, Shelby County, Alabama**  
(herein referred to as **GRANTOR(S)**), grant, sell, bargain and convey unto

**SCOTT A. SHERMAN, an unmarried man and KELLY K. MILLS, an unmarried woman**

(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" LEGAL DESCRIPTION**

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

**\$ 170,800.00** of the above consideration paid from the proceeds of a first purchase money mortgage and **\$ 42,700.00** of the above consideration paid from the proceeds of a second purchase money mortgage 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 10th day of August, 2006

**GRANTOR(S)**

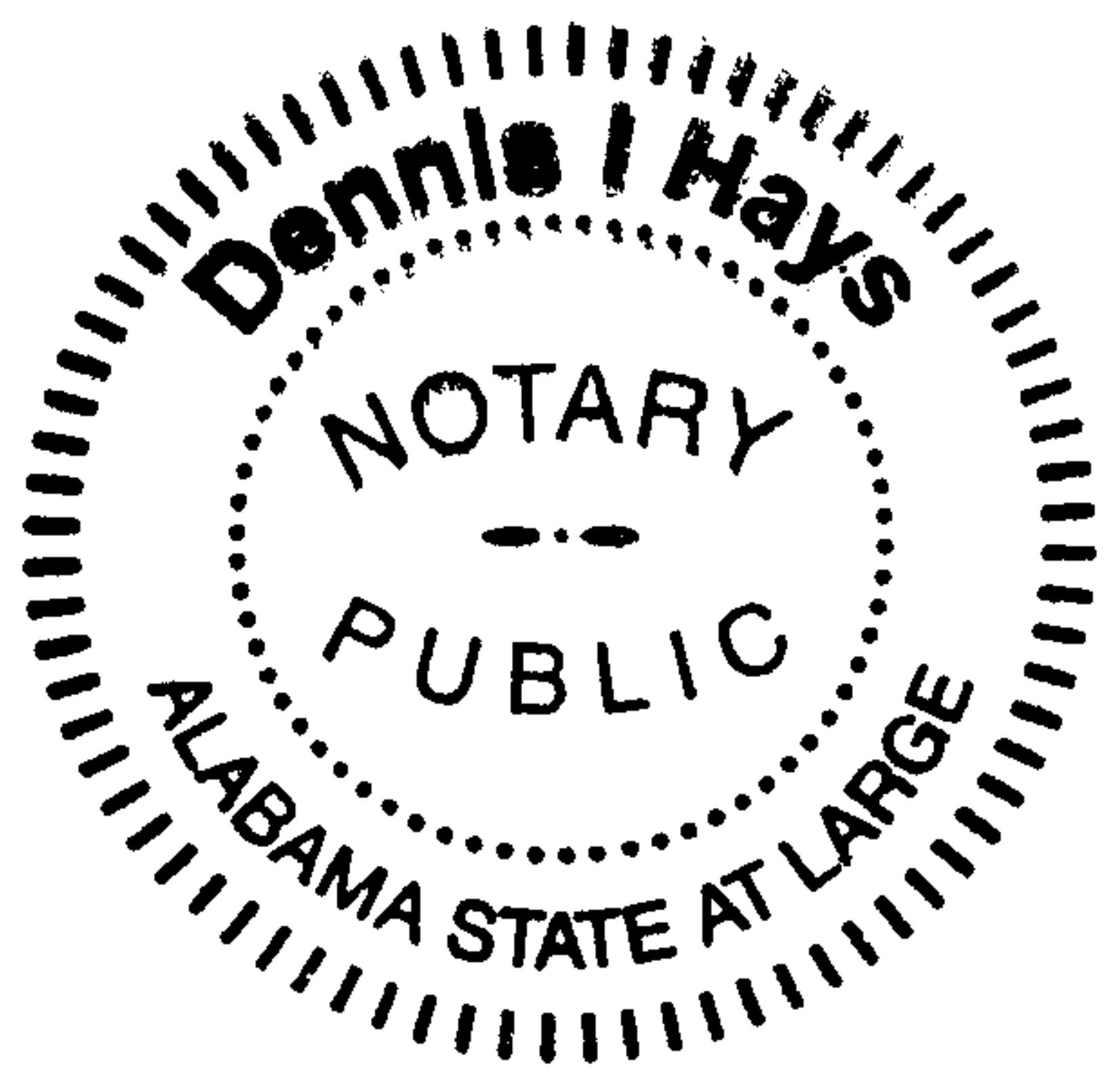
*Karen G. Hilbun* (SEAL)  
**KAREN G. HILBUN**

*Kevin Hilbun* (SEAL)  
**KEVIN HILBUN**

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned notary public in for and said State, hereby verify that **KAREN G. HILBUN** and **KEVIN HILBUN** 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 10th day of August, 2006.



*Dennis I Hays*  
Notary Public **Dennis I Hays**  
My commission expires: March 16, 2009

After Recording Return to:  
**Heritage Title Services, LLC**  
**8115 Isabella Lane, Ste. 5**  
**Brentwood, TN 37027**



20070315000118020 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/15/2007 12:43:33PM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Being the property commonly known as 2536 Marcal Road, Birmingham, AL 35244.

Parcel ID # 58-10-5-16-0-005-082.000

Part of the SW1/4 of SE1/4 of Section 16, Township 19 south, Range 2 West, and described as follows:  
Commence at the NE corner of said 1/4-1/4 section, thence west along the north line of same a distance of 220.0 feet; thence 78 degrees 22' to the left in a southwesterly direction a distance of 25.02 feet; thence 31 degrees 08' to the right in a southwesterly direction a distance of 133.23 feet to the point of beginning; thence continue along the last named course for a distance of 144.62 feet; thence 92 degrees 24' to the left in a southeasterly direction a distance of 148.18 feet; thence 87 degrees 36' to the left in a northeasterly direction a distance of 134.31 feet; thence 88 degrees 25' to the left in a northwesterly direction a distance of 148.11 feet to the point of beginning.

Being the same property conveyed to Karen G. Howell, an unmarried woman, by Deed from Martha P. Cannon, an unmarried woman, dated 10-22-96, of record in Instrument No. 1996-35370, in the Register's Office for Shelby County, Alabama.