

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

Send Tax Notice To:
Gerald R. Schmidt and Jo Schmidt
344 Turnberry Road
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)
STATUTORY JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Two Thousand Twenty-Five and 00/100 (\$302,025.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Rosewood, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Gerald R. Schmidt and Jo Schmidt**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 1, according to the Resurvey of Lots 30-02 and 30-03, Highland Lakes, 30th Sector, an Eddleman Community, as recorded in Map Book 39, Page 1, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 30th Sector, as recorded in Instrument No. 20050531000260070, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject To:
Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **17th** day of **August, 2007**.

Rosewood, Inc.

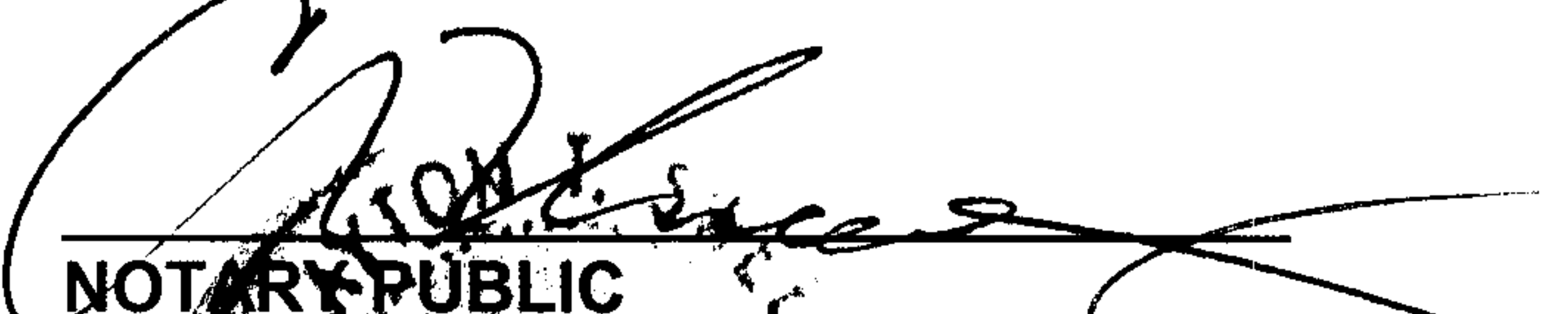
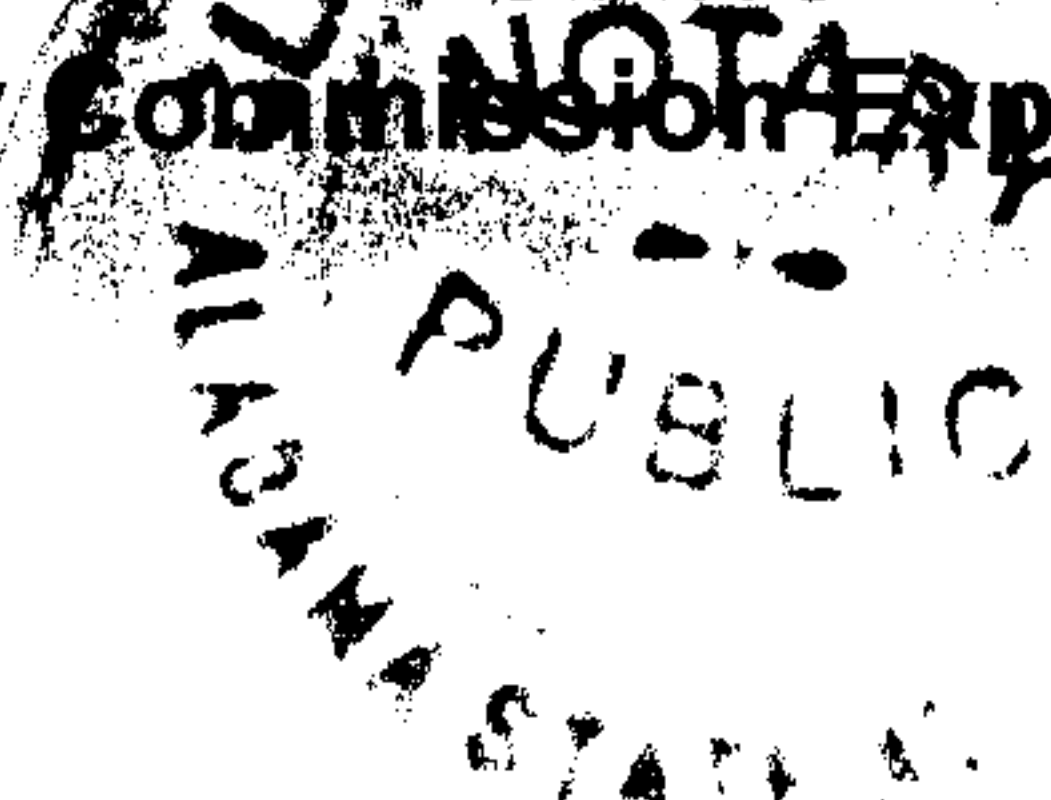
David Downard, Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David Downard, whose name as Vice President of Rosewood, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of August, 2007.

CLAYTON T. SWEENEY, ATTORNEY AT LAW


NOTARY PUBLIC
My Commission Expires: **6-5-2011**



20070820000390600 1/1 \$313.00
Shelby Cnty Judge of Probate, AL
08/20/2007 11:03:51AM FILED/CERT

Shelby County, AL 08/20/2007
State of Alabama
Deed Tax: \$302.00