

This Instrument Prepared By:  
Paul Kemp  
Morris/Hardwick/Schneider, LLC  
3535 Grandview Parkway, Suite 610  
Birmingham, AL 35243  
~~BBR-060601251A~~  
**BAM-090500182S**

Send Property Notice to:

3521 Polo Parc Court  
Hoover, AL 35226-3381

**SPECIAL WARRANTY DEED**

Shelby County, AL 06/17/2009  
State of Alabama  
Deed Tax : \$39.50

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty-nine Thousand Two Hundred and 00/100 Dollars (\$39,200.00) cash in hand paid to  
Bulley Creek, Inc.

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto

**Betty Blackburn White and Mark H. Schroeter**

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Blount County, Alabama, to-wit:

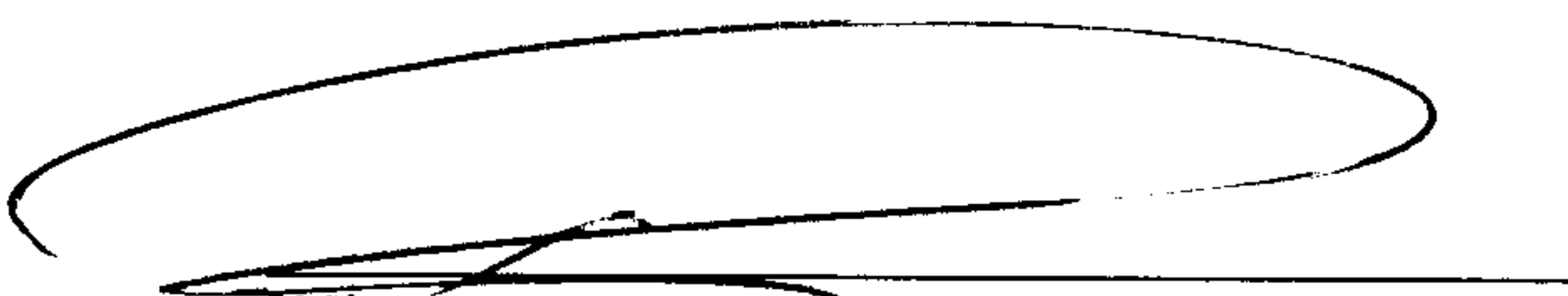
**Lot 70, according to the Survey of A Subdivision for Single Family Residences, Bulley Creek Farm Development 1<sup>st</sup> Sector, as recorded in Map Book 38, Pages 75A and 75B, in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD unto the said Grantees for and during their joint tenants 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, together with every contingent remainder and right of reversion.

This conveyance is made subject to restrictive covenants, easements, rights-of-way, and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in fee simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Bulley Creek, Inc. has caused these present to be executed in its name and on its behalf on this the 28th day of May, 2009.

  
\_\_\_\_\_  
Witness

Bulley Creek, Inc.

By: Kelly F. Washburn

Its: \_\_\_\_\_  
Vice-President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Mary L. Gifford, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Kelly Washburn of Bulley Creek, Inc., whose name as Vice-President of Bulley Creek, Inc., 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 she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in her capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this the 28th of May, 2009.

Mary L. Gifford  
Notary Public: Mary L. Gifford  
My Commission Expires: \_\_\_\_\_

[Seal]

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 8, 2009  
BONDED THRU NOTARY PUBLIC UNDERWRITERS