

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Mark T. Gilmer

Kimberly R. Gilmer
308 Emerald Lane
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-five thousand and 00/100 Dollars (\$75,000.00) to the undersigned, GMAC Mortgage, LLC, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Mark T. Gilmer, and Kimberly R. Gilmer, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 608, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium which is recorded in Instrument No. 2001-40927, to which Declaration of condominium as plan is attached as Exhibit "A" thereto, said Plan being filed of record Map Condominium as plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, page 141 in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the B-Laws of The Horizon Condominium Association, Inc., is attached as Exhibit "D" together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Storm Sewer and Drainage Easement between Daniel U.S. Properties, Ltd. and Daniel Properties XV, dated August 1, 1986, and recorded in Real Record 86, Page 349.
4. Sewer Line Easement and Connection Agreement between Daniel U.S. Properties, Ltd. and Daniel Properties XV, dated September 23, 1985, and recorded in Real Record 43, page 611; and modified by that certain First Modification to Sewer Line Easement and Connection Agreement dated August 14, 1986, and recorded in Real Record 86, Page 355; and further modified by that certain quitclaim deed with reservation of rights dated January 31, 1994, and recorded in Inst. No. 1994-03407.
5. Quitclaim Deed with reservation of rights dated January 31, 1994, and recorded in Inst. No. 1994-03407.
6. Right of way granted by Daniel U.S. Properties, Ltd. to Alabama Power Company as recorded in Real Book 2, Page 792 and Real Book 2, Page 797.
7. Mineral and mining rights and rights incident thereto recorded in Deed Book 32, Page 48.
8. Terms and provisions of quitclaim deed with reservation of rights between Daniel U.S. Properties Limited Partnership II and Daniel Properties XV Limited Partnership, as recorded in Inst. No. 1994-03407.
9. Restrictions and covenants as set forth in Inst. No. 2001-40927.
10. Easement and Agreement to Daniel International as set out in Real Book 356, Page 288.
11. Permit to Alabama Power Company as recorded in Real Book 2, Page 792.
12. Right of way granted to Alabama Power Company recorded in Real Book 2, Page 797 and Deed Book 75, Page 649.
13. Mineral and mining rights recorded in Inst. No. 2000-42310.
14. Articles of Incorporation for Horizon Condominium as set forth in Inst. No. 2001-40922.
15. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20091210000453810, in the Probate Office of Jefferson County, Alabama.

\$ 56,200.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21 day of April, 2010.

GMAC Mortgage, LLC
By: [Signature]
Its Mark Via PM50

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Via,
whose name as PM50 of GMAC Mortgage, LLC, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21 day of April, 2010.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

Shelby County, AL 06/09/2010

State of Alabama

Deed Tax : \$19.00

2009-004257

