

Send tax notice to:

BRANDON J. SCHOTT
329 LIME CREEK CIRCLE
CHELSEA, AL, 35043

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010290

WARRANTY DEED

Shelby County, AL 08/04/2010

State of Alabama

Deed Tax : \$9.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) in hand paid to the undersigned, JAMES DANIEL GILL and PAIGE GILL, Husband and Wife (hereinafter referred to as "Grantors") by BRANDON J. SCHOTT and KELLY J. SCHOTT (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 56, ACCORDING TO THE MAP AND SURVEY OF LIME CREEK AT CHELSEA PRESERVE, SUBDIVISION 1, AS RECORDED IN MAP BOOK 32, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


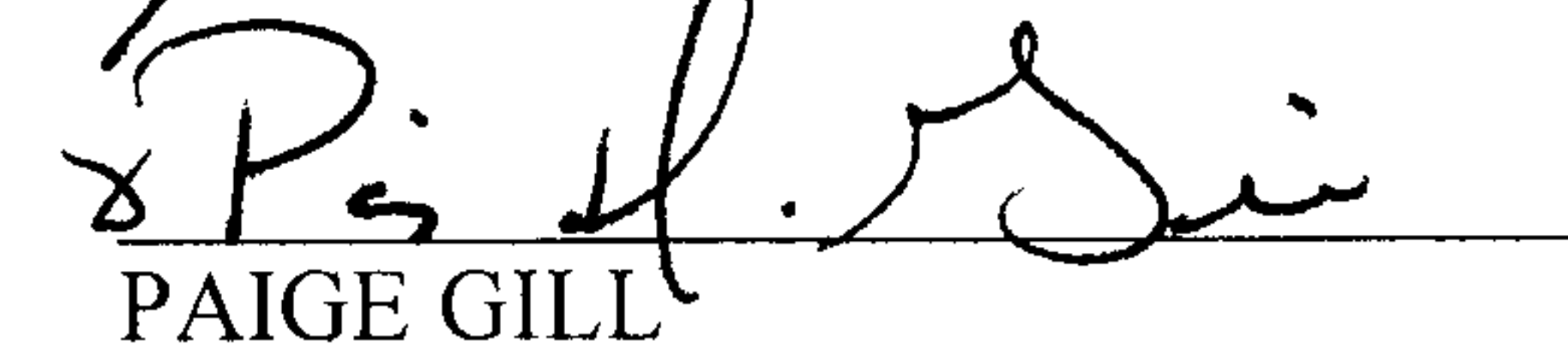
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE LAND SURVEY.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
4. BUILDING AND SETBACK LINES OF 25 FEET AS RECORDED IN MAP BOOK 34, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO LEVEL 3 COMMUNICATIONS AS RECORDED IN INSTRUMENT NO. 2000-0007, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN VOLUME 229, PAGE 492, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY GRANTED TO PLANTATION PIPELINE AS SET FORTH IN VOLUME 253, PAGE 324 AND VOLUME 112, PAGE 288, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
8. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
9. DECLARATION OF PROTECTIVE COVENANTS FOR LIME CREEK, SECTOR 2 AND 3, AS RECORDED IN INSTRUMENT NO. 20051206000631190, SUPPLEMENTED IN INSTRUMENT NO. 20051207000632660, SUPPLEMENTED IN INSTRUMENT NO. 20060202000054970 AND INSTRUMENT NO. 20051220000655970.

10. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 2004-6194 AND INSTRUMENT NO. 2004-6195 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$180,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

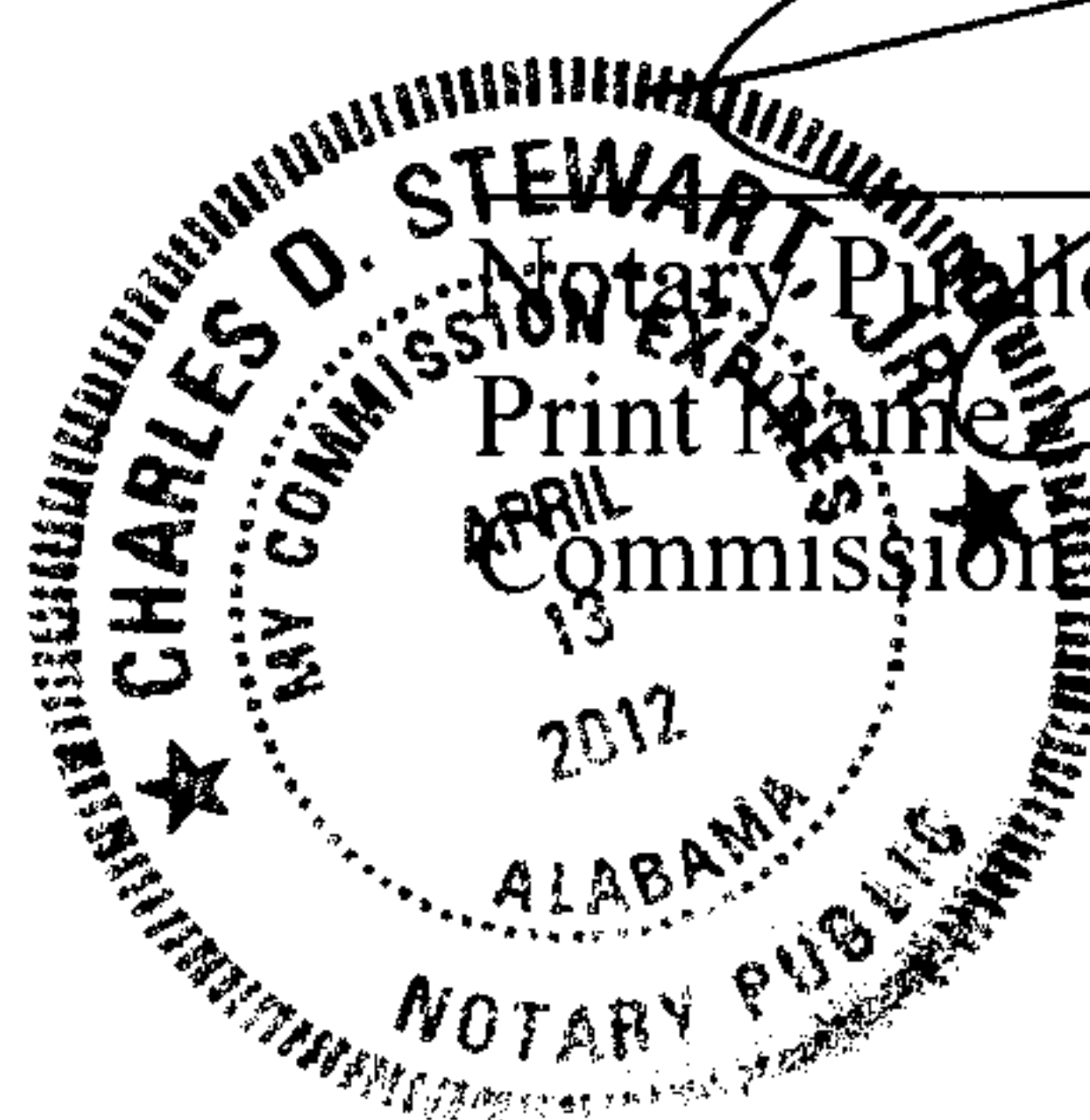
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of July, 2010.

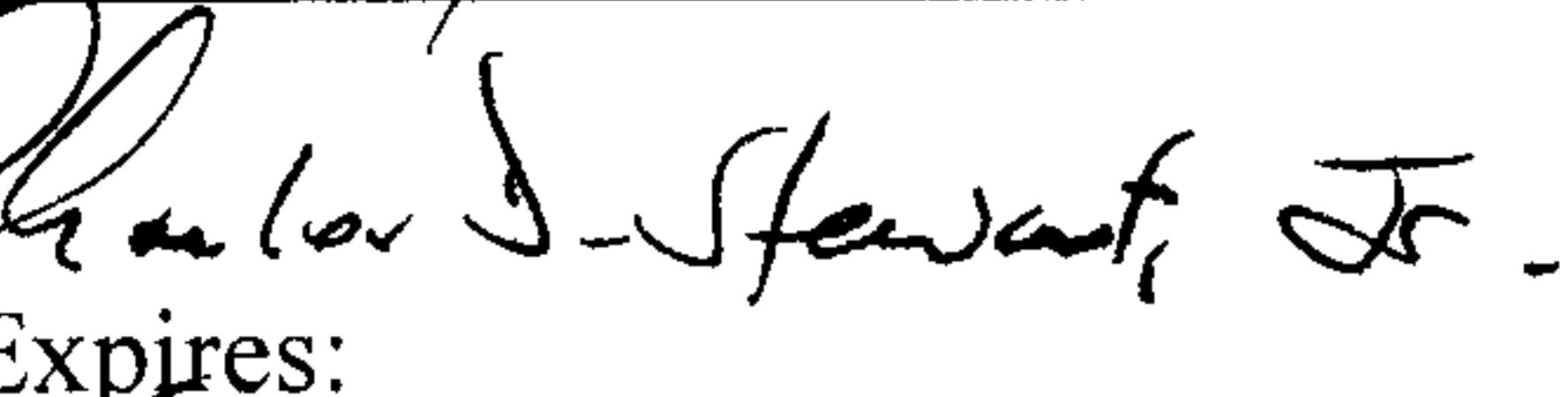

JAMES DANIEL GILL

PAIGE GILL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES DANIEL GILL and PAIGE GILL, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2010.




Charles D. Stewart, Jr.
4-13-12