

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
ADAM NEIL SCHMITT
P O BOX 660501
BIRMINGHAM, AL.
35266

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Oak Mountain 93, LLC, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Adam Neil Schmitt, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Oak Mountain Preserve Phase I, as recorded in Map Book 40, Page 144, in the Probate Office of Shelby County, Alabama.

Together with an easement for ingress/egress along the 60' easement of Oak Mountain Crest Way, as shown on Map Book 40, Page 144 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2011 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) All matters having to do with Oak Mountain Preserve Homeowners Association, Inc.; (4) Declaration of Restrictive Covenants for Oak Mountain Preserve; (5) Mineral and mining rights not owned by Grantor.

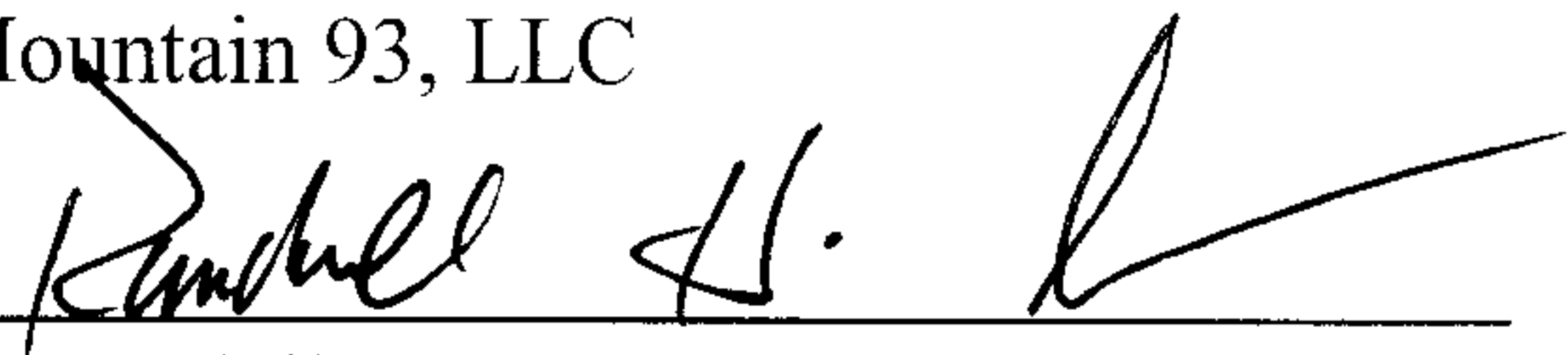
Grantor represents and warrants that there are no assessments due any homeowners association or other governmental or quasi governmental entity.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 8 day of March, 2011.

Oak Mountain 93, LLC

By: 
Randall H. Goggans

Its: Sole Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

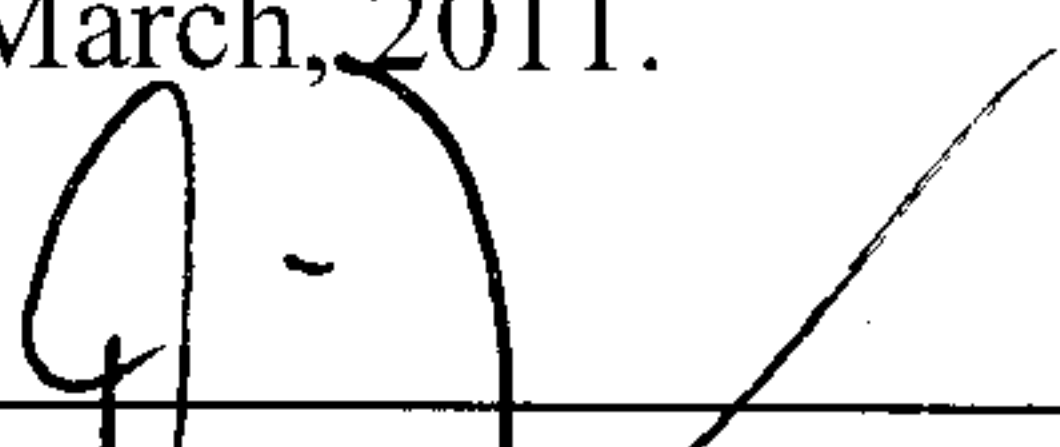
Shelby County, AL 03/14/2011
State of Alabama
Deed Tax: \$150.00

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as Sole Member of Oak Mountain 93, LLC, whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 8 day of March, 2011.


20110314000083030 1/1 \$162.00
Shelby Cnty Judge of Probate, AL
03/14/2011 02:12:08 PM FILED/CERT


Notary Public

My Commission Expires: 3.1.14