


Send Tax Notice to:
William M. Schroeder
#3 Country Club Drive
Calera, Alabama 35040

This instrument was prepared by:
Joseph S. Bluestein, Esq.
SIROTE, PERMUTT, FRIEND, FRIEDMAN,
HELD & APOLINSKY, P.A.
2222 Arlington Avenue South
Birmingham, AL 35255

STATE OF ALABAMA)
COUNTY OF SHELBY)


19800919000105590 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
09/19/1980 00:00:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned William M. Schroeder and Dorothy D. Schroeder (herein referred to as "Grantors"), in hand paid by William M. Schroeder and Dorothy D. Schroeder (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, as tenants-in-common, the following described real estate situated in Shelby County, to-wit:

Commence at the NW corner of the S 1/2-E 1/2, SE 1/4, Section 22, Township 22 South, Range 2 West; thence proceed North 88 deg. 40 min. East (MB) for a distance of 65.0 feet to a point; thence turn an angle of 90 deg. 36 min. 45 sec. to the left and proceed North 1 deg. 56 min. 45 sec. West (MB) along the proposed West right-of-way line of Country Club Drive for a distance of 600.0 feet to the point of beginning of the parcel herein described; thence continue North 1 deg. 56 min. 45 sec. West (MB) for a distance of 300.0 feet to a point; thence turn an angle of 89 deg. 23 min. 15 sec. to the left and proceed for a distance of 180.0 feet to a point; thence turn an angle of 90 deg. 36 min. 45 sec. to the left and proceed for a distance of 300.0 feet to a point; thence turn an angle of 89 deg. 23 min. 15 sec. to the left and proceed for a distance of 180.0 feet to the point of beginning. Said parcel contains 1.239 acres.

This conveyance is made subject to the following:

1. 1980 ad valorem taxes, a lien but not yet due and payable.

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Central State Bank

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do, for themselves and their heirs, executors and administrators, covenant with the said Grantees that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances done or suffered by them, except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same unto the said Grantees, their heirs and assigns forever, against the lawful claims of any and all persons claiming under acts done or suffered by them, except as herein stated.

Note that the Grantors and Grantees herein are one and the same parties. This conveyance is made in order to change the manner in which title to the within property is held.

TO HAVE AND TO HOLD to the said Grantees; and to their heirs and assigns forever.

IN WITNESS WHEREOF, the said William M. Schroeder and Dorothy D. Schroeder have hereto set their hands and seals, this the 16th day of September, 1980.

William M. Schroeder (SEAL)
William M. Schroeder

Dorothy D. Schroeder (SEAL)
Dorothy D. Schroeder

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STATE OF ALABAMA)
COUNTY OF SHELBY)

19800919000105590 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
09/19/1980 00:00:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that William M. Schroeder and Dorothy D. Schroeder, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 16th day of September, 1980.

Jamie E. Cramer
Notary Public

My Commission Expires:
7-16-83

Notary Public, State of Alabama at Large
My Commission Expires July 16, 1983
Bonded by Western Surety Company

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 SEP 18 PM 5:32

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

Seed tax 1.50
Rec. 4.50
Ord. 1.00
7.00

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