

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 1-58

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William M. Schroeder, Sr., Dorothy D. Schroeder and David P. Downs

(herein referred to as grantors) do grant, bargain, sell and convey unto

William M. Schroeder, Sr. and Dorothy D. Schroeder

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the southeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 7, T-22S, R-2E; thence run north along the east boundary line of said quarter quarter section a distance of 61.56 feet to the point of beginning; thence turn an angle of 55 deg. 26' 40" to the left and run a distance of 82.65 feet to an iron rebar; thence turn an angle of 81 deg. 00' 24" to the right and run a distance of 210.30 feet to an iron rebar; thence turn an angle of 87 deg. 10' 21" to the right and run a distance of 139.89 feet to an iron rebar; thence turn an angle of 93 deg. 54' 03" to the right and run a distance of 71.01 feet to a point; thence turn an angle of 6 deg. 25' 38" to the left and run a distance of 65.55 feet to a point; thence turn an angle of 2 deg. 39' 17" to the left and run a distance of 107.21 feet to an iron rebar; thence turn an angle of 107 deg. 00' 07" to the right and run a distance of 78.78 feet to the point of beginning.

Said parcel is lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 7, T-22S, R-2E and contains 0.75 acres.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives 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.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this day of, 19 83

WITNESS:

Deed TAX 1.00
Rec 2.00
Ind 1.00
H.00
1983 AUG -2 PM 2:18

STATE OF ALABAMA
Shelby COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy D. Schroeder, William M. Schroeder, Sr., and David P. Downs whose name s 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 1983

Notary Public, State of Alabama at Large
My Commission Expires September 29, 1984
Bonded by Western Surety

Central Bank of Calera

Notary Public