

This instrument prepared by  
(Name) Carl E. Chamblee, Sr., Attorney at Law

(Address) 1413 Thompson Circle, Gardendale, AL 35071

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand and no/100----- (\$20,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, ~~XX~~ we, Susan Lana Schrader, an unmarried woman, and Sylvia Ann Schrader Vick

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

ROBERT CLAY SCHRADER, JR., CLAUDE JAMES SCHRADER, and TIMOTHY BRUCE SCHRADER,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See full legal description set forth in Schedule "A" attached hereto and incorporated herein by reference as if fully set forth herein,

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The above described realty is not the homestead of the Grantors herein.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~XX~~ we do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~KKXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~k~~ (we) have a good right to sell and convey the same as aforesaid; that ~~xx~~ (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 hands(s) and seal(s), this 23rd day of August, 1985

(Seal)

Susan Lana Schrader (Seal)  
Susan Lana Schrader

(Seal)

(Seal)

(Seal)

Sylvia Ann Schrader Vick (Seal)  
Sylvia Ann Schrader Vick

STATE OF ALABAMA  
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Lana Schrader, an unmarried woman, and Sylvia Ann Schrader Vick, 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, A. D., 1985

2140 Apt 1 Sundowner Dr.  
B'ham, AL 35216

Notary Public.

SCHEDULE "A"

Parcel #1

Situated in the County of Shelby, State of Alabama, to-wit: Commence at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Northerly along the East line of said 1/4-1/4 Section 292.82 feet to the point of beginning of this Parcel 1; thence continue along last described course 2,305.54 feet to the Northeast corner of the NW 1/4 of the SW 1/4 of said Section 21; thence 1 degree, 58 minutes, 59 seconds right and continue Northerly along the East line of the SW 1/4 of the NW 1/4 of said Section 21 for 589.18 feet to a point; thence 90 degrees, 0 minutes left and run Westerly 65.46 feet to a point on the waters edge at the 397 foot contour elevation; thence run Southwesterly for 1,296 feet, more or less, along the 397 elevation line at the waters edge to a point that is 2,537.39 feet North of and 635.15 feet West of the Southeast corner of the SW 1/4 of the SW 1/4 of said Section 21; thence run Southeasterly for 2,332.70 feet, more or less, to a point that is 292.82 feet North of and on the East line from the Southeast corner of the SW 1/4 of the SW 1/4 of Section 21, being the point of beginning. Containing 22.5 acres, more or less.

Parcel #2

Commence at the Northeast corner of the SW 1/4 of the NW 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the point of beginning of this Parcel 6; thence run Southerly along the East line of said 1/4-1/4 Section for 710.0 feet to a point; thence 90 degrees, 0 minutes right and run Westerly 65.46 feet to a point on the waters edge at the 397 foot contour elevation line; thence run Northerly along the 397 foot contour elevation line 603.21 feet, more or less, to the South right-of-way line of a public county road, known as the Bay Springs Road; thence run Northeasterly 199.76 feet along the said South right-of-way line of said public road to the point of beginning. Containing 1.2 acres, more or less.

Parcel #3

Situated in the County of Shelby, State of Alabama, to-wit: Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 21, Township 24, North, Range 15 East, Shelby County, Alabama; thence Easterly along the North line of said Quarter Quarter 261.38 feet to the point of beginning of the property being described; thence continue along last described course 976.59 feet to a point in the centerline of a public road; thence 135 deg. 36' right and Southeasterly along centerline of said road 292.99 feet to a point; thence 10 deg 59' right and along centerline 238.42 feet to a point; thence 13 deg. 58' right and along centerline 159.66 feet to a point; thence 7 deg. 52' right and along centerline 346.57 feet to a point; thence 91 deg. 0' right and Northwesterly 475.53 feet to the point of beginning, containing 6.8 acres and marked on the corners as shown on the plat, less and except one half the right of way for a public road, subject to easements and restrictions of record.

According to survey of Joseph E. Conn, Jr., dated September 26, 1978.

Parcel #4

Situated in the County of Shelby, State of Alabama, to-wit: Begin at Station 18 plus 50 on the north right of way line of a County H-way (proposed) Project No. APP-14, thence N 26°W. 250 ft., thence West 210 ft. thence S 26°E 342 ft., thence N 64°E along the north right of way line of said H-way 188 ft. to the point of beginning.

Containing 1.3 acres, more or less, lying and being in the SW 1/4 of the NW 1/4 of Sec. 21, Twp. 24, Rge. 15, of Shelby County, Alabama.

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Mortgage Tax	\$
Deed Tax	20.00
Mineral Tax	
Recording Fee	5.00
Index Fee	0.00