

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) David A. Watson, Jr.

(Address) _____

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-17 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand Nine Hundred and no/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

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

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

David A. Watson, Jr. and wife, Margaret H. Watson

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

Lot 25, according to Map of Country View Estates, Phase I, as recorded in Map Book
10, Page 10, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Mineral and mining rights excepted.

Inst # 1995-10397

*Central State Bank
PO 180, Calera*

04/21/1995-10397
10:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 21.50

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

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 hands(s) and seal(s), this 17TH
day of April, 1995

(Seal)

William M. Schroeder Sr.
William M. Schroeder, Sr.

(Seal)

(Seal)

Dorothy D. Schroeder
Dorothy D. Schroeder

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Sr. 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 1995 A. D.

Chant D. Morris
Notary Public.

MY COMMISSION EXPIRES OCTOBER 1, 1997

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