20050826000440660 1/1 $61.00
Shelby Cnty Judge of Probate,AL
08/26/2005 09:41:46AM FILED/CERT

Shelby County, AL 08/26/2005
State of Alabama

Deed Tax:$50.00

50,000.00

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENT: That the undersigned **ABN AMRO MORTGAGE GROUP, INC.** for and in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **EDWARD EARL SMITH, JR. and SHANE D. SCHROEDER,** the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **EDWARD EARL SMITH, JR. and SHANE D. SCHROEDER,** the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama described as follows: Commence at the NW corner of said 1/4 - 1/4 section; thence run South 89 degrees 39 minutes 37 seconds East along the North boundary 130 feet; thence South 0 degrees 15 minutes 23 seconds West 413.21 feet; thence run South 57 degrees 05 minutes 04 seconds East 210 feet; thence run North 75 degrees 51 minutes 49 seconds East 53.02 feet to the point of beginning; thence run South 40 degrees 53 minutes 53 seconds East 206.78 feet; thence run South 37 degrees 44 minutes 30 seconds West 166.09 feet to the intersection of the NE right of way of Shelby County Highway No. 22; thence run North 57 degrees 30 minutes 32 seconds West along said right of way 3.44 feet to concrete right of way monument; thence run North 53 degrees 06 minutes 27 seconds West along said right of way 104.7 feet; thence run North 02 degrees 24 minutes 36 seconds East 114.29 feet; thence run North 23 degrees 51 minutes 46 seconds East 118.92 feet to the point of beginning.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NO. 20050322000128490 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **EDWARD EARL SMITH, JR. and SHANE D. SCHROEDER** and unto their heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2005; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, ABN AMRO MORTGAGE GROUP, INC., BY AND THROUGH ASSETONE MARKETING GROUP, LLC, ITS ATTORNEY IN FACT has caused this instrument to be executed by its undersigned officer/authorized individual on this the _____ day of August, 2005.

ABN AMRO MORTGAGE GROUP, INC.

BY: ASSETONE MARKETING GROUP, LLC
ITS ATTORNEY-IN-FACT

BY: _____ (SEAL)
ITS: CEO

STATE OF COLORADO)
:
COUNTY OF DENVER)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Linda Preston whose name as CEO of ASSETONE MARKETING GROUP, LLC, as ATTORNEY-IN-FACT FOR AMRO MORTGAGE GROUP, INC. is signed to the foregoing conveyance as and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for AMRO MORTGAGE GROUP, INC.

Given under my hand and seal this the 22nd day of August, 2005.

Jackie Alsalem (SEAL)
Notary Public:
My Commission Expires: 4/3/2009

JACKIE ALSALEM NOTARY PUBLIC STATE OF COLORADO

This instrument was prepared by:
JAMES G. HARRISON
Stephens, Millirons, Harrison & Gammons
2430 L&N Drive, Huntsville, AL 35801
RE: 6490 Highway 10, Montevallo, AL