

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the undersigned, DOROTHY LORENE S. SPARTA, is the duly appointed and acting Executrix of the Estate of Thelma Lee Schrader, deceased, under Letters Testamentary granted to her by the Probate Judge of Shelby County, Alabama, on October 30, 1981, and

WHEREAS, by the express terms of the Last Will and Testament of Thelma Lee Schrader, deceased, the undersigned is authorized and empowered to make and execute deeds of conveyance, conveying all or part of the real property owned by the Testator at the time of her death under such terms and conditions as the undersigned deems best, and

WHEREAS, under Item Three of said Will all of the rest and remainder of the real estate owned by the Testator, consisting exclusively of 113.7 acres of unimproved, forest lands situated in and being part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 21 and of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 28, all in Township 24 North, Range 15 East, Shelby County, Alabama, was left in five equal shares to the residual devisees named therein, namely, Thelma Elizabeth S. Thompson, Harold E. Schrader, George H. Schrader, Claude Edward Schrader and Robert C. Schrader, deceased, who predeceased the Testator leaving five descendants living at the time of Testator's death and who are still living, namely, Robert C. Schrader, Jr., Claude J. Schrader, Susan L. Schrader, Sylvia Ann Schrader Vick and Timothy B. Schrader, and

WHEREAS, said living residual devisees and the descendants of the deceased residual devisee have all mutually agreed upon a method to partition the undivided interests of all residual devisees in said 113.7 acre tract of land, which agreement the undersigned finds to be fair and equitable in all respects, and based upon such agreement the undersigned makes division and distribution of this 113.7 acre tract of land before final settlement by executing and delivering this and four other deeds of conveyance all of even date, and all as more fully appears in the consent petition for final settlement of this Estate to be filed after execution and delivery of these five partitioning deeds.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the undersigned, DOROTHY LORENE S. SPARTA, as Executrix under the Last Will and Testament

Return to: Claude Edward Schrader
10619 Quist N.E.
Birmingham, Alabama 35215

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of Thelma Lee Schrader, deceased, acting under and pursuant to the authority and power granted to her under the Last Will and Testament of said Testator, does hereby grant, convey and transfer in fee simple unto CLAUDE EDWARD SCHRADER (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Schedule "A" for legal description of the land conveyed by this deed, which land is described according to the survey dated April 28, 1981 prepared by Joseph E. Conn, Jr., Registered Land Surveyor No. 9049, and which survey divided the 113.7 acre tract of land referred to in the above premises into Parcels 1 - 5 each containing 22.5 acres, plus a Parcel 6 containing 1.2 acres.

The land conveyed by this deed is subject to an easement for the old, existing logging road that for many years has served as the access road to the entire 113.7 acre tract referred to in the premises above, and which access road crosses Parcels 1 - 5 of the referenced survey dated April 28, 1981. This easement is for the mutual benefit of such Parcels 1 - 5 and shall run with the land. This access road leads in a Southerly direction from the Bay Springs Road across the intervening land of other owners lying East of this 113.7 acre tract, before the centerline of this road crosses the East line of Parcel 1 at a point 61 feet South of the point on such East line known as the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of this Section 21, from which point this access road travels through Parcels 1, 2, 3, 4 and to the point where it ends in Parcel 5.

The Grantee's title to the land conveyed by this deed is subject to or restricted by the condition that if the Grantee offers this land for sale to anyone who is not a residual devisee specified in the premises above, then any such devisee will have the right of first refusal for 30 days at the offering price before a sale by the Grantee to a third party can be consummated.

TO HAVE AND TO HOLD to said Grantee and to the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, I, the said DOROTHY LORENE S. SPARTA, as Executrix under the Last Will and Testament of Thelma Lee Schrader, deceased, acting under the authority and power of Testator's Last Will and Testament, and pursuant thereto, have executed this deed of conveyance on this 1st day of July, 1982.

DOROTHY LORENE S. SPARTA

Dorothy Lorene S. Sparta
Executrix of the Estate of Thelma Lee Schrader, Deceased

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Dorothy Lorene S. Sparta, whose name as Executrix of the Estate of Thelma Lee Schrader, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, she, in her capacity as such Executrix, executed the same on the day the same bears date.

Given under my hand and official seal on this 1st day of July, 1982

Margaret Owens
Notary Public

PARCEL 5

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 125.0 feet to the point of beginning of this Parcel 5; thence continue Southerly along the same last described course for 1,199.39 feet to a point on the waters edge at elevation 397; thence run Southwesterly along the 397 contour and the waters edge 850 feet, more or less; thence run Northwesterly along the same 397 contour 1,312 feet, more or less, to an iron pin that is 683.64 feet South of and 1,059.56 feet West of the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 28; thence run Northeasterly 1,197.81 feet to the point of beginning. Containing 22.5 acres, more or less.

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

1982 JUL 12 PM 2:08

Thomas W. Shoultz, Jr.
JUDGE OF PROBATE

Deed 1.00
Rec. 4.50
Incl. 1.00

6.50

SIGNED FOR

IDENTIFICATION:

Barthyl Lerene S. Sparta
Executrix

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