

This instrument was prepared by Larry R. Newman, Attorney at Law  
3021 Lorna Road, Suite 310  
Birmingham, Alabama 35216

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
SHELBY COUNTY )

That for and in consideration of Twenty Eight Thousand Six Hundred and No/100 Dollars cash in hand paid to the undersigned grantor, Jefferson County Employees Credit Union, by Charles Fred Schomberg and Dorothy Anne Schomberg, the receipt of which is hereby acknowledged, the said Jefferson County Employees Credit Union, has bargained and sold and does by these presents grant, bargain, sell and convey unto the said Charles Fred Schomberg and Dorothy Anne Schomberg, as joint tenants with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel #1:**

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 16 and go South 89 degrees 34' 35" West along the South boundary of said 1/4-1/4 Section 1085.42 feet to the point of beginning; thence continue South 89 degrees 34' 35" West for 197.00 feet; thence North 5 degrees 09' 35" East for 630.12 feet to the South boundary of Big Oak Drive; thence North 88 degrees 51' 40" East along said South boundary 220.0 feet; thence South 7 degrees 11' 50" West for 635.56 feet to the point of beginning; being situated in Shelby County, Alabama.

**Parcel #2:**

A parcel of land situated in the South 1/2 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 16 and go North 89 degrees 34' 35" East along the South boundary of said 1/4-1/4 Section 1169.56 feet to the point of beginning; thence continue North 89 degrees 34' 35" East for 197.00 feet; thence North 5 degrees 09' 35" East for 630.12 feet to the South boundary of Big Oak Drive; thence South 88 degrees 51' 40" West along said boundary for 154.81 feet to the beginning of a curve to the right having a central angle of 1 degree 28 minutes 54 seconds and a radius of 2894.79 feet; thence Westerly along said curve 74.86 feet; thence South 2 degrees 12' 10" West for 625.83 feet to the point of beginning; being situated in Shelby County, Alabama.

**Grantees' Address:** Post Office Box 631, Pelham, Alabama 35124

It is understood and agreed that the grantor acquired title to the above described property by purchase on February 13, 1990, at a foreclosure sale held under mortgage executed by James E. Barnes and Virginia Ruth Barnes, to grantor on January 24, 1986, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Book 59, page 05. and which said foreclosure sale being evidenced by foreclosure deed to the grantor herein recorded in Real Book 278, page 769, in said Judge of Probate Office, and this conveyance is expressly made subject to any and all rights of redemption, legal or equitable, arising out of said foreclosure sale, and is further subject to any and all outstanding taxes and assessments whether yet made final or not, and subject to easements, covenants, restrictions and rights of way of record and zoning ordinances, if any.

TO HAVE AND TO HOLD unto Charles Fred Schomberg and Dorothy Anne Schomberg, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, except as hereinabove stated.

P.O. Box - 631  
 Bethen Ala  
 35124

IN WITNESS WHEREOF, the said Jefferson County Employees Credit Union, a corporation, has caused these presents to be executed by Charles R. Faulkner, its President, who is authorized to execute this conveyance, on this 21<sup>st</sup> day of February, 1990.

Jefferson County Employees Credit Union

By: Charles R. Faulkner  
Its President

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Charles R. Faulkner, whose name as President of Jefferson County Employees Credit Union, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this the 21<sup>st</sup> day of February, 1990.

Walter R. Newman  
Notary Public

My Commission expires: 1-2-92

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

90 FEB 26 AM 9:42

Walter R. Newman, Jr.  
JUDGE OF PROBATE

1. Dead Tax	\$ 21.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 38.00

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