

SEND TAX NOTICE TO:

(Name) William M. Schroeder, Sr.

(Address) 90 Central State Bank
P.O. Box 180
Chickasha, Alabama 35040

This instrument was prepared by
(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Thousand and no/100-----DOLLARS

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

Vivian S. Timmons, a single woman

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

William M. Schroeder, Sr., Dorothy D. Schroeder, and David P. Downs

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

Shelby

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY
REFERENCE. DESCRIPTION FURNISHED BY GRANTORS.

Subject to taxes for 1993 and subsequent years, easements, restrictions, rights of
way and permits of record.

Vivian S. Timmons is the surviving grantee in those certain deeds recorded in Deed
Book 246, Page 626; Deed Book 239, Page 433; and Deed Book 258, Page 143, in the
Probate Office of Shelby County, Alabama; the other grantee, W. Bancroft Timmons,
having died on or about the 3rd day of Oct, 1983.

\$48,000.00 of the above recited consideration was paid from a mortgage
recorded simultaneously herewith.

Inst # 1993-20726

07/15/1993-20726
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
26.50

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, I have hereunto set my hands(s) and seal(s), this 15th
day of July, 1993

(Seal)

Vivian S. Timmons

(Seal)

(Seal)

(Seal)

(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 Vivian S. Timmons, a single woman
whose name 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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15th day of July, A. D., 1993

Mike T. Atchison

Notary Public.

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EXHIBIT A
LEGAL DESCRIPTION

PARCEL I

Begin at the Northwest corner of the Southeast 1/4 of Northeast 1/4 of Section 22, Township 22 South, Range 2 West, thence run Easterly along the North line of said Southeast quarter of the Northeast 1/4 a distance of 549.15 feet; thence turn 89 degrees 30 minutes 25 seconds to the right and run Southerly parallel to the West line of said 1/4-1/4 Section a distance of 741.95 feet to a point; thence turn an angle of 90 degrees 36 minutes 09 seconds to the right and run Westerly parallel to the North line of said 1/4-1/4 and the North line of the SW 1/4 of the NE 1/4 of said Section a distance of 677.79 feet to a point; thence turn an angle to the right of 89 degrees 15 minutes and run northerly a distance of 127.51 feet to an iron found in place; thence turn an angle to the left of 43 degrees 47 minutes 30 seconds and run in a northwesterly direction a distance of 251.19 feet to an iron found in place; thence turn an angle of 25 degrees 10 minutes 45 seconds to the left and run a distance of 159.62 feet to an iron found in place, said point being on a curve on the Southeasterly right of way line of State Highway 25, said curve having a central angle of 14 degrees 58 minutes 05 seconds, and a radius of 1,482.75 feet; thence turn to the right and run along the arc of said curve on the Southeast right of way of said highway 25 an arc distance of 387.36 feet; thence turn an angle to the right of 90 degrees and run along said right of way 25 feet to a point on a curve, said curve having a central angle of 11 degrees 52 minutes 39 seconds and a radius of 1,507.75 feet; thence turn to the left and run along the arc of said curve on the Southeast right of way of said Highway 25 an arc distance of 312.56 feet to the South right of way of Shelby County Highway 331; thence turn an angle to the right and run easterly along south right of way of Shelby County 331 a distance of 72.98 feet to a point on the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 22; thence turn 93 degrees 11 minutes 40 seconds to the right and run Southerly along the East line of 1/4-1/4 section a distance of 216.00 feet to the point of beginning. Said property lying in Southwest 1/4 of Northeast 1/4, the Southeast 1/4 of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 in Section 22, Township 22 South, Range 2 West.

Parcel II

Begin at a point on the West line of the Southwest 1/4 of the Northeast 1/4 of Section 22, Township 22 South, Range 2 West where the same intersects the South line of Alabama State Highway 25; thence run Southerly along the West line of said 1/4-1/4 section a distance of 168.74 feet to a point; thence turn an angle of 87 degrees 49 minutes 27 seconds to the left and run Easterly parallel to the South line of said 1/4-1/4 section a distance of 308.51 feet to an iron found in place; thence turn 89 degrees 06 minutes 36 seconds to the right and run Southerly and parallel to the West line of said 1/4-1/4 section, and the West line of the Northwest 1/4 of the Southeast 1/4 a distance of 507.95 feet; thence turn an angle of 128 degrees 15 minutes 16 seconds to the right and run in a Northeasterly direction a distance of 312 feet to an iron in place; thence turn an angle of 35 degrees 40 minutes to the right and run in a Northeasterly direction a distance of 795.20 feet to an iron found in place; thence turn an angle of 47 degrees 45 minutes 15 seconds to the

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James S. Imman

LEGAL DESCRIPTION, CONTINUED

right and run Northeasterly a distance of 246.22 feet to an iron found in place; thence turn to the left and run in a northwesterly direction along the Southwest boundary of road leading from State Highway 25 to Buxahatchee Country Club a distance of 169.03 feet to an iron found in place, said iron being on a curve on the southeast right of way of State Highway 25, said curve having a central angle of 25 degrees 19 minutes 21 seconds and a radius of 1,482.75 feet; thence run southwesterly along said right of way curve an arc distance of 655.32 feet to a point; thence turn an angle of 90 degrees to the left and run southeasterly along offset of State right of way a distance of 25 feet to a point on a curve, said curve having a central angle of 11 degrees 11 minutes 34 seconds and a radius of 1,507.25 feet; thence run southwesterly along said right of way line an arc distance of 294.54 feet to a point; thence continue along said right of way line a distance of 10.03 feet, more or less, to the point of beginning.

NOTE: This description is made from a drawing by Evander E. Peavy reg. land surveyor, #6169 dated November 15, 1984. Calls and dimensions are based on information contained on said drawing.

PARCEL III

All that part of the SE 1/4 of NW 1/4, Section 22, Township 22 South, Range 2 West, lying North of Alabama Highway 25, including the East 1/2 of Block 195, according to Dunstan's Map of Calera, which lies North of said Highway, and including the following: Begin at the Northwest corner of SE 1/4 of NW 1/4, Section 22, Township 22 South, Range 2 West and run thence South along the West line of said 40 acres to the Calera-Columbiana Highway, Alabama Highway #25 to the Southeast corner of Block 195, according to Dunstan's Map of the Town of Calera; thence East along an extension of the South line of said Block 195 a distance of 100 feet; thence North and parallel to the West line of said forty to the North line thereof; thence West 100 feet to the point of beginning.

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Ervin S. Timmons