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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

SEND TAX NOTICE TO:

(Name) Shane D. Schroeder
Cindy Y. Grier
 (Address) P.O. Box 180
Calera, AL 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

Form 1-13 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

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

(herein referred to as grantors) do grant, bargain, sell and convey unto

Shane D. Schroeder and Cindy Y. Grier

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 6, Country View Estates, Phase I, as recorded in Map Book 10, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama plus an additional ten feet (10.0') along the rear northerly line of same said Lot 6 that is parallel, adjacent and contiguous with said northerly rear lot line of said Lot 5.

According to the survey of Joseph E. Conn, Jr., Alabama P.L.S. No. 9049, dated June 3, 1994.

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

****MORTGAGE TAX PAID ON MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.****

Inst # 1994-23773

07/29/1994-23773
 11:55 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 9.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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.

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 hand(s) and seal(s), this 15TH

day of July, 19 94.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

William M. Schroeder, Sr. (Seal)
Dorothy D. Schroeder (Seal)

STATE OF ALABAMA

Shelby

COUNTY

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 15TH day of July, A. D., 19 94

Paula D. Sale
 MY COMMISSION EXPIRES AUGUST 14, 1997 Notary Public.

Inst # 1994-23773