

Inst # 1994-35469

This instrument was prepared by
(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Send Tax Notice To: LINCOLN R. SCHNEIDER and LORI ANN SCHNEIDER
name
3021 Spruce Drive
address
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand Nine Hundred and no/100----- DOLLARS

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

CHARLES E. STEELE and wife, MARTHA O. STEELE
(herein referred to as grantors) do grant, bargain, sell and convey unto

LINCOLN R. SCHNEIDER and wife, LORI ANN SCHNEIDER
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

- SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 92,700.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
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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 16th day of November, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles E. Steele (Seal)
CHARLES E. STEELE

(Seal)
Martha O. Steele (Seal)
MARTHA O. STEELE

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 CHARLES E. STEELE and wife, MARTHA O. STEELE 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 16th day of November A. D., 1994

8-29-94
John R. Holliman
Notary Public.
JOHN R. HOLLIMAN

EXHIBIT "A"

Lot 24, Royal Pines as recorded in Map Book 11 page 51, Probate Office of Shelby County, Alabama.

Also, commence at the northeast corner of Lot 27 of Royal Pines subdivision as recorded in Map Book 11 page 51, in the Office of the Judge of Probate of Shelby County, Alabama and run thence North 88 deg. 24 min. 24 sec. West along the north line of Lots 27, 26 and a part of Lot 25 a distance of 246.00 feet to the point of beginning of the property being described, thence continue along last described course a distance of 164.30 feet to a point, thence run North 44 deg. 08 min. 17 sec. West a distance of 35.81 feet to a point, thence run North 0 deg. 21 min. 48 sec. East a distance of 189.36 feet to a point, thence run South 88 deg. 34 min. 30 sec. East a distance of 188.66 feet to a point, thence run South 0 deg. 10 min. 03 sec. West a distance of 214.93 feet to a point of beginning; being situated in Shelby County, Alabama.

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