

Send Tax Notice To:

C. Schultze

1211 Hwy 69  
Chelsea, AL

35043

\$500.00

STATE OF ALABAMA )

SHELBY COUNTY )

## STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this \_\_\_\_ day of December, 1994, by CARL H. SCHULTZE and ROSEMARY R. SCHULTZE, husband and wife (hereinafter referred to as the "Grantors"), to CARL H. SCHULTZE (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) paid to the undersigned Grantors by the Grantee, receipt of which is acknowledged by Grantor, the Grantors do by these presents grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama:

*Parcel 1*

Part of Lots 10 and 11 of the Amended Map of Twelve Oaks, as recorded in Map Book 15, Page 16, in the Office of the Judge of Probate, Shelby County, Alabama, said parcel being situated in the NW1/4 of the NW1/4 of Section 22, Township 20 South, Range 1 West, and being more particularly described as follows:

Commence at the Southeast corner of the NW1/4 of the NW1/4 of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama; then run West along the South line of said 1/4-1/4 Section a distance of 315.39 feet to the point of beginning; thence continue along the last described course a distance of 150.0 feet; thence turn right 91 degrees 28 minutes 20 seconds and run North a distance of 675.84 feet; thence turn right 110 degrees 24 minutes 40 seconds and run Southeasterly a distance of 419.58 feet; thence turn right 145 degrees 43 minutes 25 seconds and run Southwesterly a distance of 250.58 feet; thence turn left 76 degrees 08 minutes 10 seconds and run South a distance of 465.6 feet to the point of beginning. According to the survey of Samuel J. Martin, Reg. #12501, dated November 23, 1992.

LESS AND EXCEPT mineral and mining rights.

Subject to protective covenants as set out in Instrument No. 1993-04937.

\*\*\*\*\*

Inst # 1995-01937

01/24/1995-01937  
11:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 16.50

Inst # 1995-01937

*Parcel II*

A portion of land situated in the NW1/4 of the NW 1/4 of Section 22, Township 20 South, Range 1 West, being the W1/2 of the NW1/4 of the NW1/4 and the West 200.0 feet of the E1/2 of the NW1/4 of the NW1/4 of said Section 22 and being more particularly described as follows:

Begin at the Northwest corner of Section 22, Township 20 South, Range 1 West; thence run South along the West line of said Section 22 a distance of 1321.20 feet to the Southwest corner of the NW1/4 of the NW1/4 of said Section 22; thence turn left 91 deg. 28 min. 20 sec. and run East along the South line of said 1/4-1/4 Section a distance of 865.4 feet; thence turn left 88 deg. 31 min. 40 sec. and run North and parallel to the West line of said Section a distance of 1321.18 feet to the North line of said Section 22; thence turn left 91 deg. 28 min. 45 sec. and run West along said North Section line a distance of 865.4 feet to the point of beginning. Containing 26.24 acres, more or less.

LESS AND EXCEPT title to mineral underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 160, Page 232, in the Probate Office of Shelby County, Alabama.

The above described property does not constitute any part of Grantor's homestead.

\*\*\*\*\*

*Parcel III*

Begin at the Northeast corner of the East 1/2 of the NE 1/4 of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama; thence in a southerly direction along the East boundary of said 1/2-1/4 section line of 1721.27 feet; thence turn 89 deg. and 37 min. to the right in a westerly direction 250.00 feet; thence turn 1 deg. and 47 min. to the right in a westerly direction 410.00 feet; thence turn 88 deg. and 50 min. to the right in a northerly direction 1714.67 feet to intersection with the north boundary of said 1/2-1/4 section; thence in a easterly direction along said north boundary 672.40 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

And in addition an easement in and to the dirt road presently existing running from the County Road northward to the south boundary of the property herein conveyed. This easement is not exclusive.

Subject To: Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126 page 13 in Probate Office of Shelby County, Alabama.

Right-of-way granted to Shelby County by instrument recorded in Deed Book 229 page 506 in Probate Office of Shelby County, Alabama.

Subject to easement as set out in Deed Book 310 page 135 in  
Probate Office of Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise  
appertaining and all right, title and interest of Grantors in and to any and all roads,  
alleys and ways bounding said premises.

The conveyance of each of Parcel I, II and III is subject to the following:

1. Taxes due in year 1995;
2. Easements, reservations and restrictions of record.

TO HAVE AND TO HOLD, to the Grantee, his heirs and assigns, forever.

The Grantors hereby covenant and agree with Grantee, its successors and  
assigns, that the Grantors, their successors and assigns, will warrant and defend the  
above-described real estate against the lawful claims (unless otherwise noted above) of  
all persons claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned have hereunto st their hands and  
seals this \_\_\_\_ day of December, 1994 <sup>RS</sup> ~~CHS~~

Carl H. Schultze  
CARL H. SCHULTZE

Rosemary R. Schultze  
ROSEMARY R. SCHULTZE

STATE OF ALABAMA )

SHELBY COUNTY )

Carl H. Schultze <sup>CHS.</sup>  
I, the undersigned, a Notary Public in and for said County in said State, hereby certify  
that ~~CHARLES H. SCHULTZE~~, whose names are signed to the foregoing Warranty  
Deed, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of said instrument, they executed the same voluntarily on the  
day the same bears date.

Given under my hand and official seal this the 24th day of January, 1995 <sup>SW</sup>  
~~December, 1994.~~

Sherri Wood  
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 26, 1998  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROSEMARY R. SCHULTZE, whose names are signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_ day of December, 1994.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

Anne W. Mitchell, Esq.  
Berkowitz, Lefkovits, Isom & Kushner  
A Professional Corporation  
1600 SouthTrust Tower  
Birmingham, Alabama 35203

Inst # 1995-01937

01/24/1995-01937  
11:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 16.50