

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) ✓ Joe Voigt and Mary Voigt

(Address) 406 Highway 306 Calera, AL 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Four Hundred and no/100 -----dollars

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

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

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

Joe Voigt and wife, Mary Voigt

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

Commence at the northwest corner of Lot 18, 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 and run thence southwesterly along the west line of said Lot 18 a distance of 177.94 feet to the point of beginning of the property being described; thence continue along last described course 132.06 feet to a point; thence turn 89 degrees 01 minutes 15 seconds left and run 122.01 feet to a point; thence turn 90 degrees 58 minutes 45 seconds left and run 129.98 feet to a point; thence turn 88 degrees 00 minutes 00 seconds left and run 122.00 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., Registered Land Surveyor No. 9049, dated July 7, 1994.

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

Inst # 1995-01938

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, we have hereunto set our hands(s) and seal(s), this 23rd day of January, 1995

(Seal)

(Seal)

(Seal)

William M. Schroeder, Sr.
Dorothy D. Schroeder

(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 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 23rd day of January, 1995 A. D., 1995

Notary Public.

Inst # 1995-01938