

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Wayne Gottier(Address) P.O. Box 1132  
Calera, AL 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-27 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 Nineteen Thousand and no/100 -----dollarsto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I #  
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

Wayne Gottier and Maureen R. Gottier

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:Lot 23, according to Map of Country View Estates, Phase I, as recorded in Map Book  
10, Page 10, in the Probate Office of Shelby County, Alabama

Situated in Shelby County, Alabama

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

Inst # 1996-04838

02/15/1996-04838  
11:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCD 27.50

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, WE have hereunto set OUR hands(s) and seal(s), this 8TH  
day of February, 1996

(Seal)

(Seal)

(Seal)

William M. Schroeder, Sr. (Seal)  
Dorothy D. Schroeder (Seal)  
Dorothy D. Schroeder (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 name s 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 8TH day of February, A. D., 1996

MY COMMISSION EXPIRES FEBRUARY 4, 1997 Notary Public.

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