

This Form Provided By
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) Wayne Gottier
P.O. Box 1132
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 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 Nineteen Thousand 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

Wayne Gottier and Maureen R. Gottier

(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 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.

Also, Commence at the Northwest corner of Lot 23, 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 Westernmost line of said Lot 23 a distance of 111.21 feet to the point of beginning of the property being described; thence continue along last described course 143.64 feet to a point; thence turn 90 degrees 39 minutes 44 seconds left and run 193.58 feet to a point; thence turn 92 degrees 39 minutes 24 seconds left and run 140.18 feet to a point; thence turn 86 degrees 30 minutes 00 seconds left and run 185.0 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., RLS #9049, dated July 7, 1994.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way and permits of record.

This deed is given to correct that certain deed recorded as Instrument #1996-4838, In the Probate Office of Shelby County, Alabama.

02/23/1996-03896
03:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 9.90

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

day of February, 19 96.

WITNESS:

(Seal)

William M. Schroeder, Sr.

(Seal)

(Seal)

Dorothy D. Schroeder

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Sr. and wife, 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 22 day of February, A.D., 19 96.

MY COMMISSION EXPIRES SEPTEMBER 29, 1996

Notary Public