

THIS DOCUMENT WAS PREPARED BY:
Mary Douglas Hawkins
CORRETTI, NEWSOM, CLEVELAND.
HAWKINS & CLEVELAND
1804 7th Avenue North
Birmingham, Alabama 35203
Telephone (205) 251-1164

Send Tax Notice to:
Bryan L. Schisler
Donna Gayle Schisler
#4 Golden Drive
Hammond, LA 70401

THE STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of FIFTY ONE THOUSAND NINE HUNDRED and NO/100 DOLLARS (\$51,900.00) in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **TOM D. BAGLEY, a married man** (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **BRYAN L. SCHISLER and wife, DONNA GAYLE SCHISLER** (hereinafter referred to as Grantees), as joint tenants, with right of survivorship, the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 15-A, according to Bagley's Twelve Oaks Resurvey, as recorded in Map Book 21, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1996.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Real Book 160, Page 232, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Restrictions recorded in Real Book 227, Page 505; Real Book 229, Page 09; Real Book 276, Page 272; Real Book 276, Page 281; Real Book 286, Page 860 and amended restrictions recorded in Instrument No. 1994-5771 and Instrument No. 1995-23787, in said Probate Office.
4. Agreement between Thomas D. Bagley and Will Lake recorded in Real Book 276, Page 285 and Real Book 286, Page 865, in said Probate Office.
5. Riparian rights in and to the use of lake as shown on recorded map.

NO PART OF THE PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE.

No pier may be constructed on the hereinabove described property which does not meet the requirements set out in the

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recorded restrictions, the approval of the Lake Control Committee and which restricts any waterways to less than fifty (50) feet of clear waterway.

All the agreements, warranties, covenants and representations contained in the sales contract dated July 22, 1996 by and between Grantor and Grantees herein are hereby expressly incorporated herein by reference to the same extent as if they were fully set out herein.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors 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.


IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this the 13 day of August, 1996.


TOM D. BAGLEY (SEAL)

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Tom D. Bagley, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of same, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of August, 1996.


NOTARY PUBLIC
My commission expires: 11-28-96

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