

SEND TAX NOTICE TO:

(Name) Thomas Brent Haynes

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-3 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 Sixteen Thousand Five Hundred and 00/100s 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

Thomas Brent Haynes and wife, Audra K. Haynes

(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 21, 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 and the following described additional land:

Commence at the Northwest corner of said Lot 21, 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 21 a distance of 171.68 feet to the point of beginning of the property being described; thence continue along last described course 138.32 feet to a point; thence 89 degrees 01 minutes 17 seconds left and run 126.95 feet to a point; thence turn 90 degrees 49 minutes 43 seconds left and run 136.15 feet to a point; thence turn 88 degrees 00 minutes 00 seconds left and run 127.0 feet to the point of beginning.

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

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

\$ 16,500.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

04/25/1997-12000  
02:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NC3 9.30

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 18TH

day of April, 1997

WITNESS:

(Seal)

William M. Schroeder, Sr.

(Seal)

William M. Schroeder, Sr.

(Seal)

Dorothy D. Schroeder

(Seal)

Dorothy D. Schroeder

STATE OF ALABAMA

SHELBY

COUNTY

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 18TH

day of

April

A. D., 19

97

MY COMMISSION EXPIRES FEBRUARY 4, 2001

Notary Public