

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JUDY A. CARDIN  
1583 TIMBER COURT  
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED And 00/100 (\$119,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PAUL D. SCHNEIDER and ANGELA T. SCHNEIDER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JUDY A. CARDIN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 55, ACCORDING TO THE MAP AND SURVEY OF TIMBER PARK, PHASE IV, AS RECORDED IN MAP BOOK 15, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Release of damages as set out in Book 375, Page 832.
3. Restrictions appearing of record in Book 369, Page 1.
4. Right of way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 336, Page 226.
5. 20 foot building line from Timber Court, as shown on recorded map.

ANGELA T. SCHNEIDER IS ONE AND THE SAME PERSON AS ANGELA KAY THOMPSON.

\$117,587.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

07/02/1997-20707  
12:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.50

IN WITNESS WHEREOF, the said GRANTORS, PAUL D. SCHNEIDER and ANGELA T. SCHNEIDER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of June, 1997.

Paul D. Schneider  
PAUL D. SCHNEIDER  
Angela T. Schneider  
ANGELA T. SCHNEIDER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ANGELA T. SCHNEIDER whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30<sup>th</sup> day of JUNE, 1997.

Notary Public  
My commission expires: 9/22/98

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PAUL D. SCHNEIDER whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30<sup>th</sup> day of JUNE, 1997.

Notary Public  
My commission expires: 9/22/98

My commission expires:

Inst # 1997-20707

07/02/1997-20707  
12:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.50