

SEND TAX NOTICE TO:

(Name) PATTI J. SCHRODER
 435 COUNTY HIGHWAY 56
 (Address) WILSONVILLE, AL 35186

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
 3150 HIGHWAY 52 WEST
 (Address) PELHAM, AL 35124

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS, . . .

That in consideration of ONE HUNDRED NINETY FIVE THOUSAND AND NO/100---(\$195,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

CECIL MUSGROVE MCBRIDE and wife, SARA FRANCES MCBRIDE

(herein referred to as grantors) do grant, bargain, sell and convey unto

PATTI J. SCHRODER and husband, LESLIE D. HILYER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF,
 INCORPORATED HEREIN, AND MARKED EXHIBIT "A"

Subject to existing easements, restrictions, set-back lines, rights of way,
 limitations, if any, of record.

\$185,250.00 of the purchase price recited above was paid from mortgage loan closed
 simultaneously herewith.

09/08/1997-28817
 11:51 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MEL 21.00

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 3rd
 day of September, 19 97

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Cecil Musgrove McBride (Seal)
 CECIL MUSGROVE MCBRIDE
Sara Frances McBride (Seal)
 SARA FRANCES MCBRIDE
Sara Frances McBride (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that CECIL MUSGROVE MCBRIDE and wife, SARA FRANCES MCBRIDE
 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 3rd day of September, A. D., 19 97

Stan D. Elrod

Notary Public

Inst # 1997-28817

EXHIBIT "A"

A part of the SE 1/4 of the NW 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Commence at the SW corner of said SE 1/4 of the NW 1/4 and proceed North 0 deg. 56 min. 24 sec. East for a distance of 49.46 feet to a 1/2 inch rebar at a barbed wire fence intersection on the North right of way boundary of Shelby County Highway 56 (right of way 80 feet), said point being the point of beginning of herein described parcel of land; thence from said point of beginning proceed North 0 deg. 43 min. 36 sec. East along said barbed wire fence for 620.70 feet to a 1/2 inch rebar at a barbed wire fence intersection; thence proceed South 89 deg. 09 min. 51 sec. East along said barbed wire fence for 1110.34 feet to a barbed wire fence intersection with a chained link fence; thence proceed South 0 deg. 09 min. 36 sec. East along said chained link fence for 622.49 feet to a 3/4 inch rebar at a chained link fence intersection, said point being on the North right of way boundary of the aforementioned Shelby County Highway 56 (right of way 80 feet); thence proceed North 89 deg. 04 min. 38 sec. West along a chained link fence and a barbed wire fence and along the North boundary of said highway for a distance of 1119.98 feet, back to the point of beginning of herein described parcel of land.

The above described parcel of land is located in the S 1/2 of the SE 1/4 of the NW 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama.

Inst. # 1997-28817

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