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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) William M. Schroeder  
P.O. Box 21

(Address) Calera, Alabama 35040

This instrument was prepared by  
Mike T. Atchison, Attorney

(Name) P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100-----DOLLARS.

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I  
or we, William M. Schroeder, Sr. and wife, Dorothy D. Schroeder

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Shane D. Schroeder, Shanda D. Holder, and William M. Schroeder, Jr., as Trustees  
of the "William M. and Dorothy D. Schroeder Irrevocable Trust", u/t/a dated October 16,  
(herein referred to as grantees, whether one or more), the following described real estate, situated in 1996  
Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN  
BY REFERENCE.

Subject to taxes for 1998 and subsequent years, easements, restrictions,  
rights of way, and permits of record.

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SHELBY COUNTY JUDGE OF PROBATE  
DOE REL 13.30

TO HAVE AND TO HOLD to 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,  
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 hands(s) and seal(s), this 11<sup>th</sup>  
day of June, 1998

(Seal)

(Seal)

(Seal)

William M. Schroeder, Sr. (Seal)

Dorothy D. Schroeder (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

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 11<sup>th</sup> day of June, A. D., 1998

Lana E. Jones  
Notary Public.  
MY COMMISSION EXPIRES MAY 7, 2001

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PARCEL "C"

A parcel of land located in the W 1/2 of Fractional Section 23 and the E 1/2 of Fractional Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of the NW 1/4 of the SW 1/4 of said Fractional Section 23; thence North 8 degrees 39 minutes 45 seconds East along the West line of said Fractional Section 23 a distance of 270.94 feet; thence North 81 degrees 52 minutes 11 seconds West a distance of 555.62 feet; thence South 08 degrees 07 minutes 49 seconds West along the Easterly line of Country View Estates, Phase II, as recorded in Map Book 13, Page 137, in the Office of the Judge of Probate, Shelby County, Alabama, a distance of 760.90 feet to the Northwest corner of Lot 2, Country View Estates, Phase I, as recorded in Map Book 10, page 10, in the Office of the Judge of Probate, Shelby County, Alabama; thence South 81 degrees 31 minutes 20 seconds East along the Northerly line of said Lot 2, a distance of 153.85 feet; thence North 88 degrees 48 minutes 15 seconds East a distance of 137.0 feet; thence North 60 degrees 05 minutes 22 seconds East a distance of 162.28 feet (162.38 feet - map); thence South 7 degrees 55 minutes 22 seconds West a distance of 90.0 feet; thence South 58 degrees 36 minutes 10 seconds East a distance of 141.0 feet; thence North 66 degrees 28 minutes 13 seconds East a distance of 188.0 feet to a point on the Southwesterly right of way line of William Way (80-foot right of way), according to said Country View Estates, Phase I; thence North 40 degrees 00 minutes 04 seconds West along said right of way line a distance of 13.0 feet to the beginning of a curve to the right having a radius of 40.0 feet, a central angle of 90 degrees and subtended by a chord which bears North 5 degrees 06 minutes 08 seconds East a distance of 56.57 feet; thence along the arc of said curve and said right of way line a distance of 62.83 feet; thence leaving said right of way line, North 39 degrees 53 minutes 52 seconds West a distance of 192.36 feet to a point lying on the West line of said Fractional Section 23; thence North 8 degrees 39 minutes 45 seconds East along said West Fractional Section line a distance of 221.92 feet to the point of beginning.

PARCEL "D"

A parcel of land located in the W 1/2 of said Fractional Section 23, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of the NW 1/4 of the SW 1/4 of said Fractional Section 23; thence North 8 degrees 39 minutes 45 seconds East along the West line of said Fractional Section 23 a distance of 270.94 feet; thence North 52 degrees 43 minutes 15 seconds East a distance of 493.47 feet; thence North 46 degrees 47 minutes 19 seconds East a distance of 129.79 feet (129.98 feet - map); thence South 41 degrees 09 minutes 26 seconds East a distance of 119.91 feet (120.0 feet - map); thence South 45 degrees 54 minutes 41 seconds East a distance of 188.91 feet (189.0 feet - map); thence South 38 degrees 22 minutes 19 seconds East a distance of 118.0 feet; thence South 50 degrees 10 minutes 52 seconds East a distance of 54.15 feet; thence South 0 degrees 40 minutes 29 seconds East a distance of 74.73 feet; thence South 56 degrees 43 minutes 49 seconds West a distance of 143.04 feet (143.0 feet - map) to a point on the Northeasterly right of way line of Pine Crest Lane (60-foot right of way) according to Country View Estates, as recorded in Map Book 10, page 10, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 33 degrees 16 minutes 42 seconds West along said right of way line a distance of 7.06 feet (7.0 feet - map); thence South 56 degrees 13 minutes 18 seconds West a distance of 211.31 feet; thence South 50 degrees 12 minutes 29 seconds West a distance of 134.15 feet (133.90 feet - map); thence South 55 degrees 17 minutes 52 seconds West a distance of 155.22 feet (155.0 feet - map); thence South 47 degrees 12 minutes 36 seconds West a distance of 195.0 feet; thence South 15 degrees 34 minutes 34 seconds West a distance of 120.0 feet to a point on the Northeasterly right of way line of William Way (80-foot right of way); thence North 40 degrees 00 minutes 04 seconds West along said right of way line a distance of 10.92 feet to the beginning of a curve to the left, having a radius of 40.0 feet, a central angle of 90 degrees and subtended by a chord which bears North 84 degrees 53 minutes 52 seconds West a distance of 56.57 feet; thence along the arc of said curve and said right of way line a distance of 62.83 feet; thence leaving said right of way line, North 39 degrees 53 minutes 52 seconds West a distance of 192.36 feet to a point lying on the West line of said Fractional Section 23; thence North 8 degrees 39 minutes 45 seconds West along said Fractional Section line a distance of 221.92 feet to the point of beginning.

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