

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

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

**SEND TAX NOTICE TO:**

(Name) C. Randall Watson

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

This instrument was prepared by:

**MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

**WARRANTY DEED** - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixteen Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee 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), bargain, sell and convey unto

**C. Randall Watson**

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 22, 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.  
Situated in Shelby County, Alabama.

ALSO, the following described additional land: Commence at the Northwest corner of said Lot 22, 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 22 a distance of 169.82 feet to the point of beginning of the property being described; thence continue along last described course 140.18 feet to a point; thence turn 87 degrees 20 minutes 31 seconds left and run 112.30 feet to a point; thence turn 90 degrees 49 minutes 44 seconds left and run 138.32 feet to a point; thence turn 88 degrees 00 minutes 00 seconds left and run 117.0 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., PLS #9079, dated July 7, 1994.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.  
Mineral and mining rights excepted.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #1996-11177, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, WHICH SAID DEED SHOULD HAVE INCLUDED THE PROPERTY ADJACENT TO LOT 22, DESCRIBED HEREINABOVE.

TO HAVE AND TO HOLD to the said grantee, 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 hand(s) and seal(s), this 26th

day of January, 1996

(Seal)

*William M. Schroeder, Sr.*

William M. Schroeder, Sr.

(Seal)

(Seal)

*Dorothy D. Schroeder*

Dorothy D. Schroeder

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgement

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 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 5th day of May A.D., 1999

Notary Public

*Shee Barnett*

MY COMMISSION EXPIRES OCTOBER 21, 2002

Inst # 1999-19318  
05/07/1999-19318  
02:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
24.50  
001 HHS