

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) Roger D. Rader
(Address) 3516 Cheshire Dr
Bluen 35242

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Eight Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Angela M. Schiller, unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Roger D. Rader and Linda C. Rader

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

Shelby County, Alabama to-wit:

Commencing at the Southwest corner of Section 23, Township 19 South, Range 1 East; thence proceed East along the South line of said Section 23, a distance of 2042.00 feet; thence North 01 degree 48 minutes 00 seconds East, a distance of 325.12 feet to the North right of way of U.S. Hwy. No. 280, and the POINT OF BEGINNING: thence continuing along the same course a distance of 287.99 feet to the Southeast right of way of Cheshire Road; thence North 31 degrees 21 minutes 03 seconds East along said right of way a distance of 566.34 feet; thence South 01 degree 17 minutes 47 seconds West a distance of 403.43 feet; thence South 17 degrees 34 minutes 32 seconds West, a distance of 265.14 feet to the North right of way of U.S. Hwy. No. 280; thence South 77 degrees 51 minutes 47 seconds West, along said right of way a distance of 63.53 feet; thence South 45 degrees 19 minutes 02 seconds West along said right of way a distance of 125.90 feet; thence South 77 degrees 51 minutes 47 seconds West, along said right of way a distance of 64.35 feet to the POINT OF BEGINNING. Situated in the East 1/2 of the SE 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 East, Shelby County, Alabama. According to the survey of Frank W. Wheeler, dated May 23, 1996.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way, and permits of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herein.

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 11th day of August, 2000.

WITNESS:

_____(Seal) Angela M. Schiller (Seal)
_____(Seal) Angela M. Schiller (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Angela M. Schiller

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of August, A.D., 19 XX 2000.

Notary Public