

This form provided by

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) Shane D. Schroeder
28 Dogwood Drive
(Address) _____
Calera, AL 35040

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 Five Hundred and no/100 DOLLARS

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

Shane D. Schroeder, a married man; Shanda D. Holder, a married woman; and William M. Schroeder, Jr., ^{a single man} as Trustees of the William M. and Dorothy D. Schroeder Irrevocable Trust, dated 10/16/96 (herein referred to as grantors) do grant, bargain, sell and convey unto

Shane D. Schroeder and Cindy G. Schroeder

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

Shelby

County, Alabama to-wit:

PARCEL II:

Beginning at the Northwest corner of Lot 06, Country View Estates, Phase I, as recorded in Map Book 10, Page 10, as recorded in the Office of the Judge of Probate, Shelby County, Alabama; thence North 35 degrees 40 minutes 02 seconds West, a distance of 10.0 feet; thence North 31 degrees 16 minutes 51 seconds East, a distance of 232.03 feet; thence South 39 degrees 53 minutes 52 seconds East, a distance of 84.84 feet to a point lying on the radial right of way of William Way (40' Radius), said point also lying on a non tangent curve to the left, having a radius of 40.00 feet, a central angle of 89 degrees 58 minutes 58 seconds and having a chord bearing of South 05 degrees 06 minutes 39 seconds West, a chord distance of 56.56 feet; thence along the arc of said curve and along said right of way line a distance of 62.82 feet; thence South 39 degrees 52 minutes 50 seconds East, along said right of way line a distance of 13.00 feet; thence, leaving said right of way line South 66 degrees 28 minutes 13 seconds West, a distance of 188.00 feet to the POINT OF BEGINNING.

Inst # 2001-19793

05/16/2001-19793
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
201 HB 13.00

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 30th day of April, 2001.

WITNESS:

(Seal)

(Seal)

(Seal)

Shane D. Schroeder (Seal)
Shanda D. Holder (Seal)
William M. Schroeder, Jr. (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shane D. Schroeder, Shanda D. Holder and William M. Schroeder, Jr., as Trustees of the William M. and Dorothy D. Schroeder Irrevocable Trust, dated October 16, 1996. 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 30th day of April, A. D., 192001

My Commission Expires: 10/6/04

Notary Public.