

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Susan C. Johnson
30 Ashford Circle
(Address) Birmingham, Al. 35244

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred twelve thousand and no/100 (\$112,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John R. Schnell and his wife Marianne K. Schnell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Susan C. Johnson

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

Lot 30-A, according to the Survey of Resurvey of Lots 25, 26, 27, 28, 29, 30, 31 and 32 Amended Map of Chase Plantation, as recorded in Map Book 8, Page 117, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$100,800.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

John R. Schnell and John Robert Schnell is one and the same person.

06/04/2001-22424
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 25.50

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 hands(s) and seal(s), this 24 day of May, 2001

(Seal)
(Seal)
(Seal)

John Robert Schnell by Marianne Klingler
Schnell as his Attorney in Fact (Seal)
JOHN ROBERT SCHNELL by Marianne Klingler
Schnell as his Attorney in Fact (Seal)
Marianne Klingler Schnell (Seal)
MARIANNE K. SCHNELL

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marianne K. Schnell, a married woman 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2001 A. D.,

Patricia K. Martin
Notary Public.

Inst # 2001-22424

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Marianne Klingler Schnell whose name as Attorney in Fact under Specific Durable Power of Attorney for John Robert Schnell, a married man 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 in her capacity as such Attorney in Fact under Power of Attorney for John Robert Schnell executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of May, 2001.

Tatiana K. Mouten
NOTARY PUBLIC

My commission expires: 6/28/2004

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