

This instrument was prepared by:
(Name) William H. Halbrooks
(Address) #1 Independence Plaza, Suite 704
Birmingham, Alabama 35209

Send Tax Notice To: Shanda Schroeder
name
920 Waterford Trail
address
Calera, Alabama 35040

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Eight Thousand, Nine Hundred Forty-Six & no/100---
(\$138,946.00) Dollars
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Charlie F. Chancellor, dba C & W Construction, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Shanda Schroeder

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

Lot 547, according to the Survey of Waterford Highlands, Sector 1, as
recorded in Map Book 27, Page 137, in the Probate Office of Shelby County,
Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements, and restrictions of record.

\$ 87,946.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of Charlie F. Chancellor
nor that of his spouse.

Inst # 2001-53362

12/07/2001-53362
01:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSR 62.00

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 5th
day of December, 2001.

_____(Seal) Charlie F. Chancellor (Seal)
_____(Seal) Charlie F. Chancellor dba C & W
_____(Seal) Construction (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that
Charlie F. Chancellor, dba C & W Construction
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 he executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 5th day of December A.D., 15 2001.

William H. Halbrooks
Notary Public