


Send Tax Notice To:
Carrie A. Bowman
21 Oak Ridge Drive
Pelham, AL 35124
PID#1311210020003000

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20031028000718380 Pg 1/2 164.00
Shelby Cnty Judge of Probate, AL
10/28/2003 10:09:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

One Hundred Fifty Thousand and 00/100 (\$150,000.00) Dollars

in hand paid to the undersigned Grantor(s), by the Grantee(s) herein, the receipt whereof is acknowledged, I or we, **Clark Terrell Schatz** as the Personal Representative of the **Estate of Ruth Clark Schatz**, Deceased, under Probate Case No. PR-2003-000150 in the Probate Court of Shelby County, Alabama, and **J.G. Cobb, Jr.** as the Personal Representative of the **Estate of Paul Jacob Leonard Schatz, Sr.**, Deceased, under Probate Case No. PR-2003-000151, in the Probate Court of Shelby County, Alabama (hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Carrie A. Bowman in fee simple, together with a Life Estate to Fannie Mae McDanal

(herein referred to as Grantee, whether one or more), together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, To-Wit:

Lot 21, according to the Map of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Probate Office of Shelby County, Alabama.

\$130,000.00 of the above recited consideration was paid from the proceeds of a purchase money mortgage loan recorded simultaneously herewith.

Subject to all covenants, restrictions, easements, rights of way and conditions of record.

Subject to the Ad Valorem Taxes for the year 2004 and subsequent years not yet due and payable.

Subject to Mineral and Mining Rights of Record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 23rd day of October, 2003.

Estate of Ruth Clark Schatz

By: 
Clark Terrell Schatz, Personal Representative

Estate of Paul Jacob Leonard Schatz, Sr.

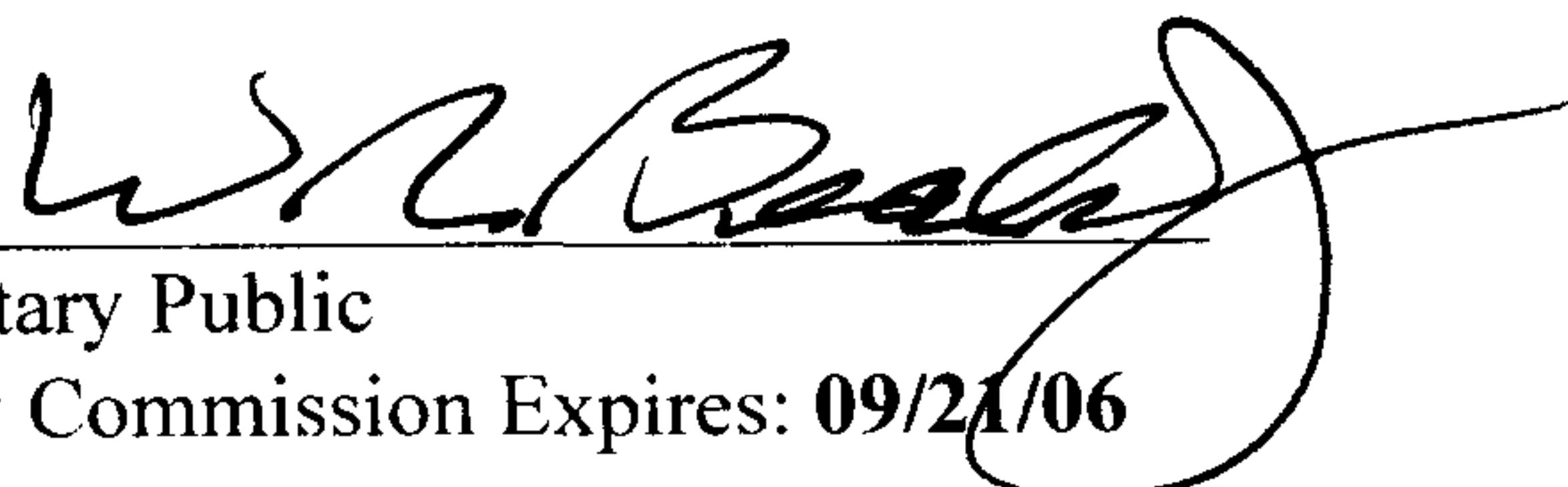
By: 
J.G. Cobb, Jr., Personal Representative

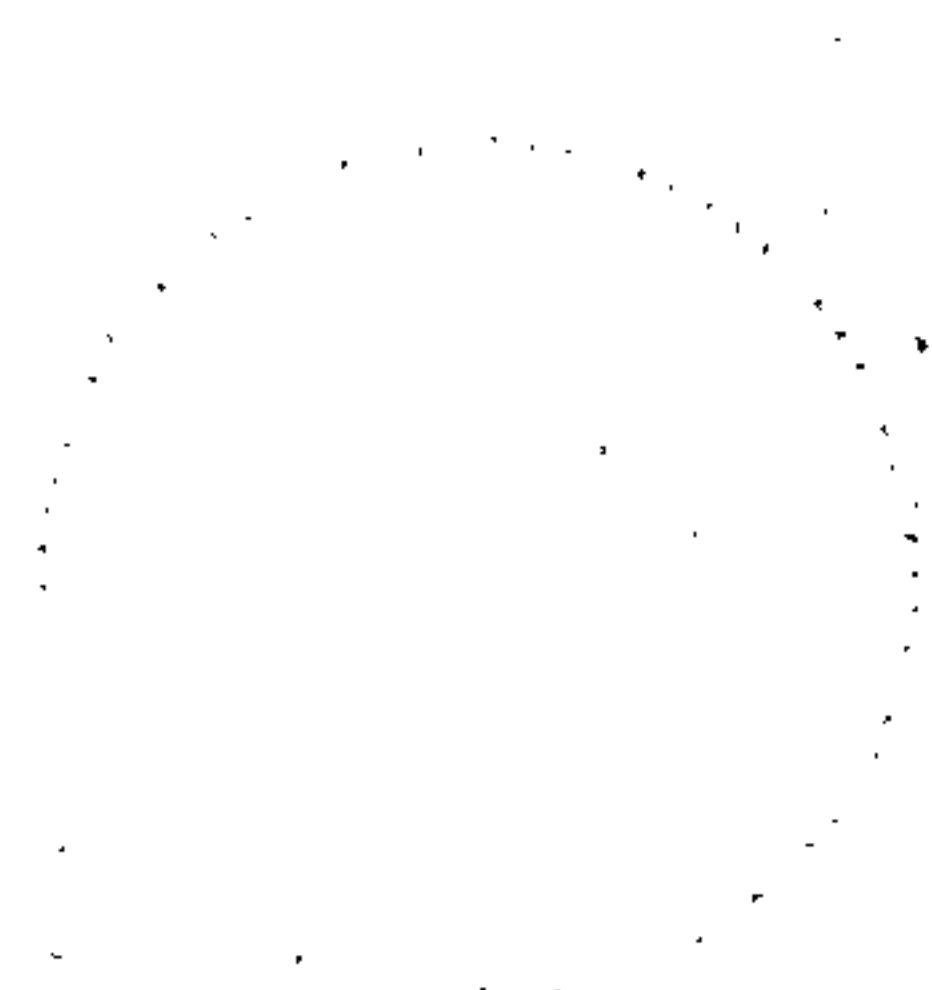
**STATE OF ALABAMA
COUNTY OF SHELBY**

20031028000718380 Pg 2/2 164.00
Shelby Cnty Judge of Probate, AL
10/28/2003 10:09:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clark Terrell Schatz** whose name as the Personal Representative of the **Estate of Ruth Clark Schatz**, Deceased, under Probate Case No, PR-2003-000150, and **J.G. Cobb, Jr.** whose name as the Personal Representative of the **Estate of Paul Jacob Leonard Schatz, Sr.**, Deceased, under Probate Case No. PR-2003-000151, both in the Probate Court of Shelby County, Alabama, is/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 and with full authority as the acts of their respective Estates on the day the same bears date.

Given under my hand and official seal, this 23rd day of October, 2003.


Notary Public
My Commission Expires: 09/21/06



OUR FILE NO.: 03247RB

This Instrument Prepared by:
W. RUSSELL BEALS, JR., ATTORNEY
BEALS & ASSOCIATES, P.C.
4898 VALLEYDALE ROAD #B3
BIRMINGHAM, ALABAMA 35242