

This Instrument Prepared By:
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Send Tax Notice To:


20050215000073720 Pg 1/1 99.00
Shelby Cnty Judge of Probate, AL
02/15/2005 09:10:00 FILED/CERTIFIED

STATUTORY JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty-seven thousand nine hundred and No/100 Dollars (\$87,900.00), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, Timberline Development, LLC, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto William Milton Schroeder, Jr. and Tatum ^W~~T~~_S Schroeder, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Final Plat of Timberline, Phase Two, as recorded in Map Book 29, Page 49 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2005 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Building set back lines and easements as shown by the recorded Plat; (4) Mineral and mining rights not owned by the Grantor.

W. Larry Clayton as Manager of the Grantor hereby represents that this Deed has been executed according to the Articles of Organization and Operating Agreement of the Grantor and that there have been no modifications of the Articles of Organization or said Operating Agreement.

Grantor represents that there are no municipal assessments due the City of Calera or any assessments due Timberline Homeowners Association, Inc. with respect to the property conveyed herein. Grantor also represents and warrants that there are no violations of Covenants and Restrictions as set out in Instrument Number 2001-54469 Probate Office of Shelby County, Alabama as amended.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, has hereunto set their hand and seal, this the 9 day of Feb, 2005.

Timberline Development, LLC

By: W. Larry Clayton
W. Larry Clayton

Its: Manager

STATE OF ALABAMA)
COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that W. Larry Clayton as Manager of Timberline Development, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 9 day of Feb, 2005.

Shelby Brummett
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MARCH 4, 2008