

20060302000098660 1/2 \$259.00
Shelby Cnty Judge of Probate, AL
03/02/2006 10:27:14AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
J. Birch Bowdre, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
Post Office Box 530910
Birmingham, Alabama 35253

SEND TAX NOTICE TO:
Lelas Eugene Schmitt, Jr.
3624 Shondwick Place
Heaver, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

\$ 245,000 ———
TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, the **L. Eugene Schmitt Family Trust** (herein referred to as the "Grantor"), does grant, bargain, sell and convey unto **Lelas Eugene Schmitt, Jr.** (herein referred to as the "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Southwest Quarter of Southeast Quarter of Section 32, Township 17, Range 1 East.
(SW 1/4 of SE 1/4 of Section 32, Township 17 Range 1 East); and

The Northwest one-fourth (NW 1/4) of Southeast one-fourth (SE 1/4) in Section 32,
Township 17, Range One East; and

Also, three acres, more or less, in the Northeast one-fourth (NE 1/4) of Southeast one-fourth (SE 1/4), Section 32, Township 17, Range 1 East, and described at a point where the hereinafter described 178 foot road, or right-of-way intersects the East line of the above mentioned NW 1/4 of SE 1/4 and run North along said East line to the Alabama Power Company's right-of-way, thence in a Southeasterly direction along the Southwestern line of said right-of-way to the intersection of said 18 foot road, thence 550 feet, more or less, along said private road in a western direction to point of beginning, together with a perpetual easement, or right-of-way, 18 feet wide in a western direction from Bryant's land, as now established, across said NE 1/4 of SE 1/4 with full right of ingress and egress, the right to maintain said roadway and set poles and run line for electric service along said roadway.

Also, a perpetual right-of-way, or easement, over a strip of land lying along the western side of the Vandiver to Leeds Highway and located in the NW 1/4 of SW 1/4, Section 33, Township 17, Range 1, East, said road or easement to be 18 feet wide and run in a western direction from said public road 150 feet, more or less, to the Isbell land, being the same roadway as now used, grantee to have full right of

ingress and egress, the right to maintain said road and set poles and run line for electric service along said 18 foot roadway.

Subject to ad valorem taxes due October, 2006, not yet a lien.

Subject to current taxes, easements, restrictions, and limitations, if any, of record.

And Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this the 8th day of February, 2006

L. EUGENE SCHMITT FAMILY TRUST

By: Anita Elizabeth Shoemaker Schmitt
Anita Elizabeth Shoemaker Schmitt
Trustee

Shelby County, AL 03/02/2006
State of Alabama

Deed Tax: \$245.00

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Anita Elizabeth Shoemaker Schmitt, whose name, as Trustee of the L. Eugene Schmitt Family Trust, 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 said conveyance, she, as such Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 8th day of February, 2006.

[SEAL]

Lella C. Juckworte
Notary Public
My Commission Expires 8/25/07