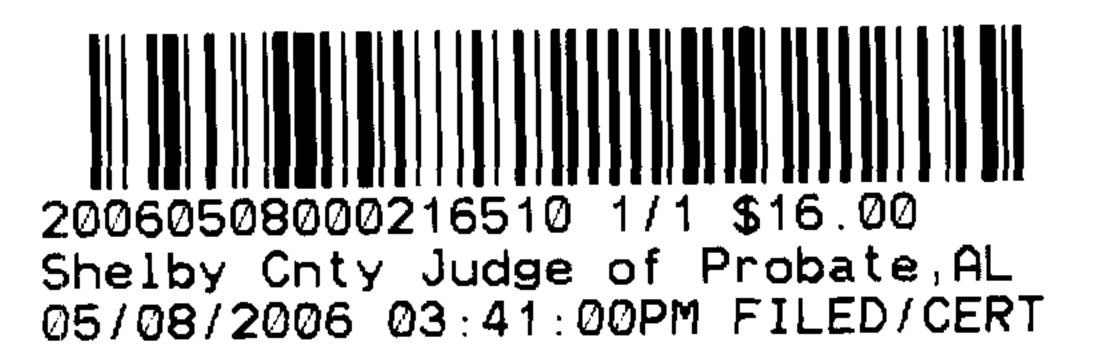
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

This instrument was prepared by: Mike T. Atchison, Attorney P.O. Box 822 Columbiana, Alabama 35051



Send Tax Notice to: William M. Schroeder, Sr. P.O. Box 180

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand and no/100 Dollars (\$5,000.00), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, SHANE D. SCHROEDER, a married man (herein referred to as grantor) grant, bargain, sell and convey unto WILLIAM M. SCHROEDER, SR. and wife, DOROTHY D. SCHROEDER, (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the South Half of the East Half of the SE 1/4, Section 22, Township 22 South, Range 2 West, according to a survey of F.W. Wheeler (Sept. 5, 1968); thence proceed North 88 degrees 40 minutes East (magnetic bearing) for a distance of 115.00 feet to a point being on the East right of way line of Countryclub Drive; thence turn 90 degrees 36 minutes 45 seconds to the left and run 615.00 feet along said right of way to the point of beginning of the parcel of land herein conveyed; thence continue along said right of way for a distance of 205.00 feet to a point; thence turn 90 degrees 36 minutes 45 seconds to the right and run 221.67 feet to a point; thence turn 90 degrees 18 minutes 23 seconds to the right and run 205.00 feet to a point; thence turn 90 degrees 18 minutes 23 seconds to the right and run 220.57 feet to the point of beginning. Said property is situated in the SE ¼ of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama.

SUBJECT to taxes for 2006 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HIS/HER SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of

SHANE D. SCHROEDER

STATE OF ALABAMA COUNTY OF SHELBY)

Shelby County, AL 05/08/2006

State of Alabama

Deed Tax: \$5.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify SHANE D. SCHROEDER. whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April

MY COMMISSION EXPINES PEDAUARY 28, 2008

My commission expires: