### WARRANTY DEED

# THE STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and 00/100 Dollars and other valuable considerations to the undersigned GRANTOR OR GRANTORS in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the undersigned, Shane D. Schroeder, a married man and William M. Schroeder, Jr., a married man, (herein referred to as GRANTOR(S), does hereby GRANT, BARGAIN, SELL and CONVEY unto William M. Schroeder, Sr. and Dorothy D. Schroeder, (herein referred to as GRANTEE(S), 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, located in the County of Shelby and State of Alabama, to-wit:

#### See Attached Exhibit "A"

The above described property constitutes no part of the homestead of the Grantors or their spouses.

This conveyance is made subject to all restrictions, reservations, easements and/or rights-of-way which appear of record affecting title to the above described property.

For ad valorem tax appraisal purposes only, the mailing address of the above described Grantee is as follows:

57 Hwy 87 Glesa, AL 35040

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), 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.

And GRANTOR(S) does covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

	IN WITNESS WHEREOF they have hereunto set their hands and seals, thisday of October,
2006.	
WITNES	SS: (L.S.)
	Shane D. Schroeder  (L.S.)
	William M. Schroeder, Jr.

## STATE OF ALABAMA COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Shane D. Schroeder and William M. Schroeder, Jr., whose names 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 on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_\_day of October, 2006.

Shelby County, AL 10/13/2006

State of Alabama

Deed Tax:\$30.00

Notary Public: Matthew T. Ellis My Commission Expires:07/15/09

Prepared By:
Matthew T. Ellis
Parnell & Crum, P.A.
641 S. Lawrence Street
Montgomery, AL 36104

20061013000508950 2/2 \$44.00 Shelby Cnty Judge of Probate, AL 10/13/2006 01:30:04PM FILED/CERT

#### EXHIBIT "A"

Lot 17, according to the Map of Country View Estates, Phase I, as recorded in Map Book 10, Page 10 in the Probate Office of Shelby County, Alabama.