



20061013000508960 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
10/13/2006 01:30:05PM FILED/CERT

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, **William M. Schroeder, Sr. and Dorothy D. Schroeder, husband and wife** do hereby GRANT, BARGAIN, SELL and CONVEY unto **Shane D. Schroeder and William M. Schroeder, Jr.**, (herein referred to as GRANTEE(S), their heirs and assigns, 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 Grantor or the Grantors spouse.

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 Calera AL 35040

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) does covenant with the said GRANTEE(S), their heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that he has 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 he has hereunto set his hand and seal, this 5th day of October, 2006.

WITNESS:

William M. Schroeder, Sr. (L.S.)
William M. Schroeder, Sr.
Dorothy D. Schroeder (L.S.)
Dorothy D. Schroeder

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that William M. Schroeder, Sr. and Dorothy D. Schroeder 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 5 day of October, 2006.

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

Prepared By:
Matthew T. Ellis
Parnell & Crum, P.A.
P.O. Box 2189
Montgomery, AL 36102
W-

Shelby County, AL 10/13/2006
State of Alabama
Deed Tax: \$30.00



20061013000508960 2/2 \$44.00
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Lot 20 of Country View Estates Phase I as recorded in Map Book 10 Page 10 in the
Office of the Judge of Probate in Shelby County, Alabama
Containing 0.48 acres, more or less.

