

15000.00
B5.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. James O. Schrader
616 Higgins Road
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN AND NO/00 DOLLARS (\$10.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James O. Schrader, a married man; Myra S. Matherson, a married woman; and, Bobby Schrader, a married man**, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, **James O. Schrader and Bonnie Schrader**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 24, 25, 26, 27, 28, 29, 30, 31 and 32, in Block 137, according to Safford's Survey of Shelby, Alabama, as shown by map recorded in the Probate Office of Shelby County, Alabama.
ALSO, a tract of land beginning at the Northeast corner of Block 137, and run South 86 deg. 30 min. West 225 feet; thence run North 3 deg. 30 min. West 65 feet; thence run North 86 deg. 30 min. East 225 feet, to the West line of 8th Street; thence South 3 deg. 30 min. East 65 feet to the point of beginning.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way and permits of record.

Viola Schrader having died on or about February 10, 2007 and James D. Schrader having died on or about September 30, 2007.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR THEIR RESPECTIVE SPOUSE. GRANTORS ARE ALL THE SURVIVING CHILDREN AND THE SOLE HEIRS AT LAW OF VIOLA SCHRADER AND JAMES D. SCHRADER.

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 21st day of January, 2008.

James O. Schrader
James O. Schrader

Bobby Schrader
Bobby Schrader

Myra S. Matherson
Myra S. Matherson

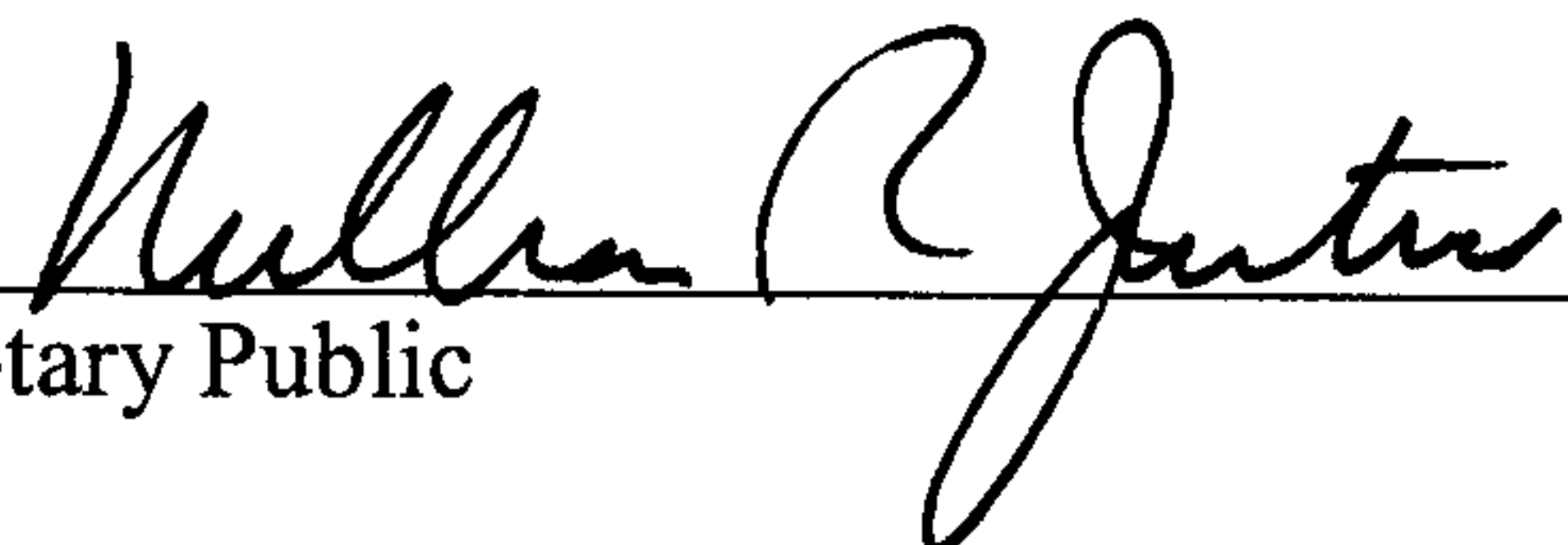
(SEE ATTACHED FOR ACKNOWLEDGMENT)


20080122000027030 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
01/22/2008 11:51:41AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that James O. Schrader and Myra S. Matherson, 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 21st day of January, 2008.



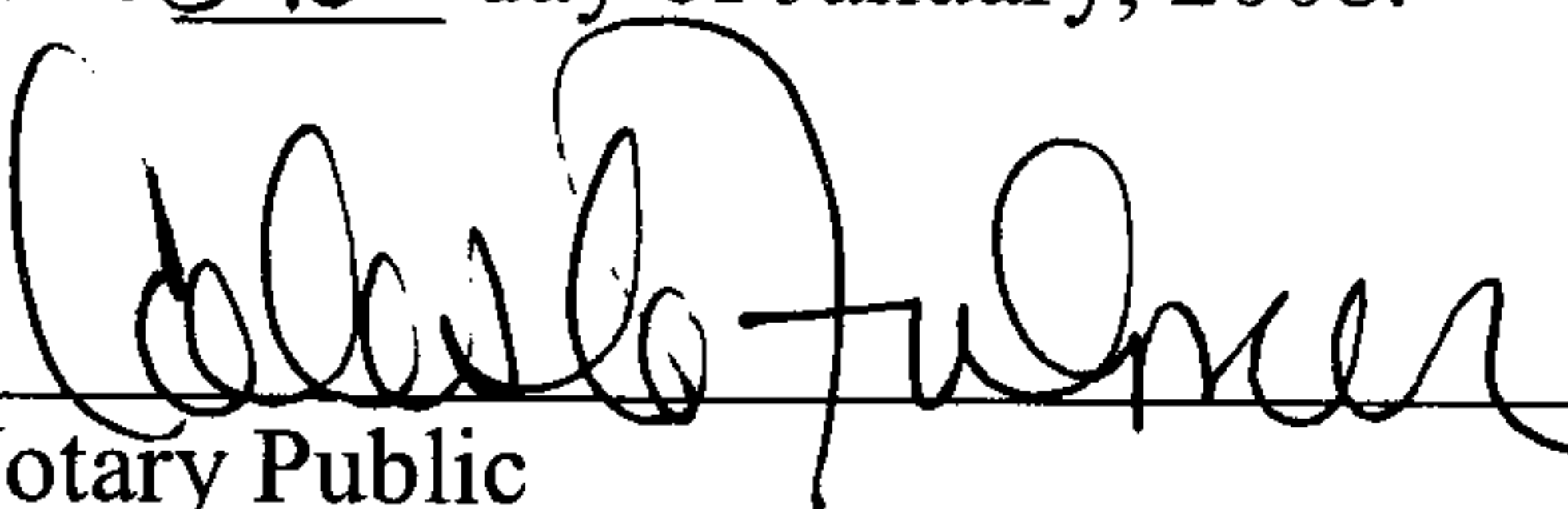
Notary Public

My commission expires: 9/12/11

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Bobby Schrader, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January, 2008.



Notary Public

My commission expires: 10-6-08


20080122000027030 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
01/22/2008 11:51:41AM FILED/CERT

Shelby County, AL 01/22/2008
State of Alabama

Deed Tax: \$15.00