


## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20080813000325290 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/13/2008 09:17:03AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Thirty Thousand and no/100 Dollars (\$ 330,000.00)** and other good and valuable consideration to the undersigned grantor,

**MARK SCHROETER, a married man**

in hand paid by the grantee,

**LAY LAKE REDNECK YACHT CLUB, LLC**

the receipt whereof is hereby acknowledged the said Grantor does grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

**See attached exhibit A**

**Subject to easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.**

**The above described property is not the homestead of the grantor or his spouse.**

**All of the consideration is paid by Purchase Money Mortgages filed simultaneoulsy herewith.**

TO HAVE AND TO HOLD, to the said grantee, **LAY LAKE REDNECK YACHT CLUB LLC**, their successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantee, their successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 1st day of August, 2008.

WITNESS:

\_\_\_\_\_

  
\_\_\_\_\_  
MARK SCHROETER


STATE OF ALABAMA  
COUNTY OF SHELBY

20080813000325290 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/13/2008 09:17:03AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Mark Schroeter, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 seal this the 1st day of August, 2008.



  
\_\_\_\_\_  
Notary Public

This Instrument was prepared by:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 230  
Birmingham, Alabama 35244

Send Tax Notice to:  
Lay Lake Redneck Yacht Club, LLC  
2133 Brookview Drive  
Birmingham, Alabama 35226



A parcel of land situated in the East ½ of the West ½ of Section 34, Township 24 North, Range 15 East in Shelby County and being more particularly described as follows:

Commence at the NW corner of the NE ¼ of the NW ¼ of Section 34, Township 24 North, Range 15 East; thence South 0 degrees 19 minutes 33 seconds West along the westerly boundary of the East ½ of the West ½ of said section a distance of 1662.82 feet to the point of beginning; thence continue along the last described course a distance of 1084.73 feet; thence North 88 degrees 32 minutes 54 seconds East, a distance of 109.45 feet to the northerly edge of Lay Lake; thence North 74 degrees 41 minutes 35 seconds East along said water's edge a distance of 61.66 feet; thence South 79 degrees 10 minutes 11 seconds East along said water's edge a distance of 68.50 feet; thence North 60 degrees 12 minutes 41 seconds East along said water's edge a distance of 49.46 feet; thence North 18 degrees 50 minutes 19 seconds East along said water's edge a distance of 46.07 feet; thence North 5 degrees 43 minutes 57 seconds East along water's edge a distance of 62.73 feet; thence North 9 degrees 55 minutes 44 seconds East along said water's edge a distance of 82.68 feet; thence North 11 degrees 38 minutes 50 seconds East along said water's edge a distance of 69.29 feet; thence North 0 degrees 18 minutes 59 seconds West along said water's edge a distance of 72.44 feet; thence North 2 degrees 56 minutes 32 seconds East along said water's edge a distance of 55.83 feet; thence North 5 degrees 31 minutes 17 seconds West along said water's edge a distance of 57.48 feet; thence North 5 degrees 00 minutes 32 seconds West along said water's edge a distance of 69.39 feet; thence North 7 degrees 53 minutes 01 seconds West along said water's edge a distance of 70.99 feet; thence North 43 degrees 57 minutes 11 seconds East along said water's edge a distance of 27.15 feet; thence South 81 degrees 55 minutes 59 seconds East along said water's edge a distance of 16.10 feet; thence South 15 degrees 28 minutes 32 seconds East along said water's edge a distance of 39.22 feet to the northwesterly boundary of a parcel of land, as recorded in Deed Book 241, Page 753, in the Office of Judge of Probate, Shelby County, Alabama; thence North 69 degrees 55 minutes 54 seconds East along said boundary and leaving said water's edge a distance of 12.73 feet; thence North 18 degrees 27 minutes 54 seconds East along said boundary a distance of 98.00 feet; thence North 40 degrees 30 minutes 35 seconds West and leaving said boundary a distance of 26.28 feet; thence North 42 degrees 37 minutes 46 seconds East a distance of 47.36 feet; thence North 54 degrees 52 minutes 07 seconds East a distance of 37.09 feet to a point on the northwesterly right of way line of Hickory Hill Lane (40 feet R.O.W.), said point lying on a curve to the right having a radius of 582.73 feet; and a central angle of 16 degrees 18 minutes 10 seconds; thence along said right of way line and the arc of said curve a distance of 165.81 feet, said arc subtended by a chord which bears North 41 degrees 31 minutes 49 seconds East a distance of 165.25 feet to the end of said curve; thence North 49 degrees 40 minutes 54 seconds East along said right of way line a distance of 131.62 feet to a point on a curve to the left having a radius of 350.00 feet and a central angle of 19 degrees 09 minutes 00 seconds; thence along said right of way line and the arc of said curve a distance of 116.98 feet, said arc subtended by a chord which bears North 40 degrees 06 minutes 23 seconds East a distance of 116.44 feet, to the end of said curve; thence North 30 degrees 31 minutes 53 seconds East along said right of way line a distance of 23.90 feet; thence North 89 degrees 40 minutes 27 seconds West and leaving said right of way a distance of 733.01 feet to the point of beginning.