

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jacqueline Gober
28 Dogwood Drive
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY



20100608000180170 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/08/2010 11:23:15 AM FILED/CERT

That in consideration of One Hundred Fifty Thousand dollars and Zero cents (\$150,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Shane D. Schroeder and wife, Cindy G. Schroeder (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jacqueline Gober (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$148,006.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of May, 2010.

_____	(SEAL)		(SEAL)
_____	(SEAL)	Shane D. Schroeder	
_____	(SEAL)		(SEAL)
_____	(SEAL)	Cindy G. Schroeder	
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

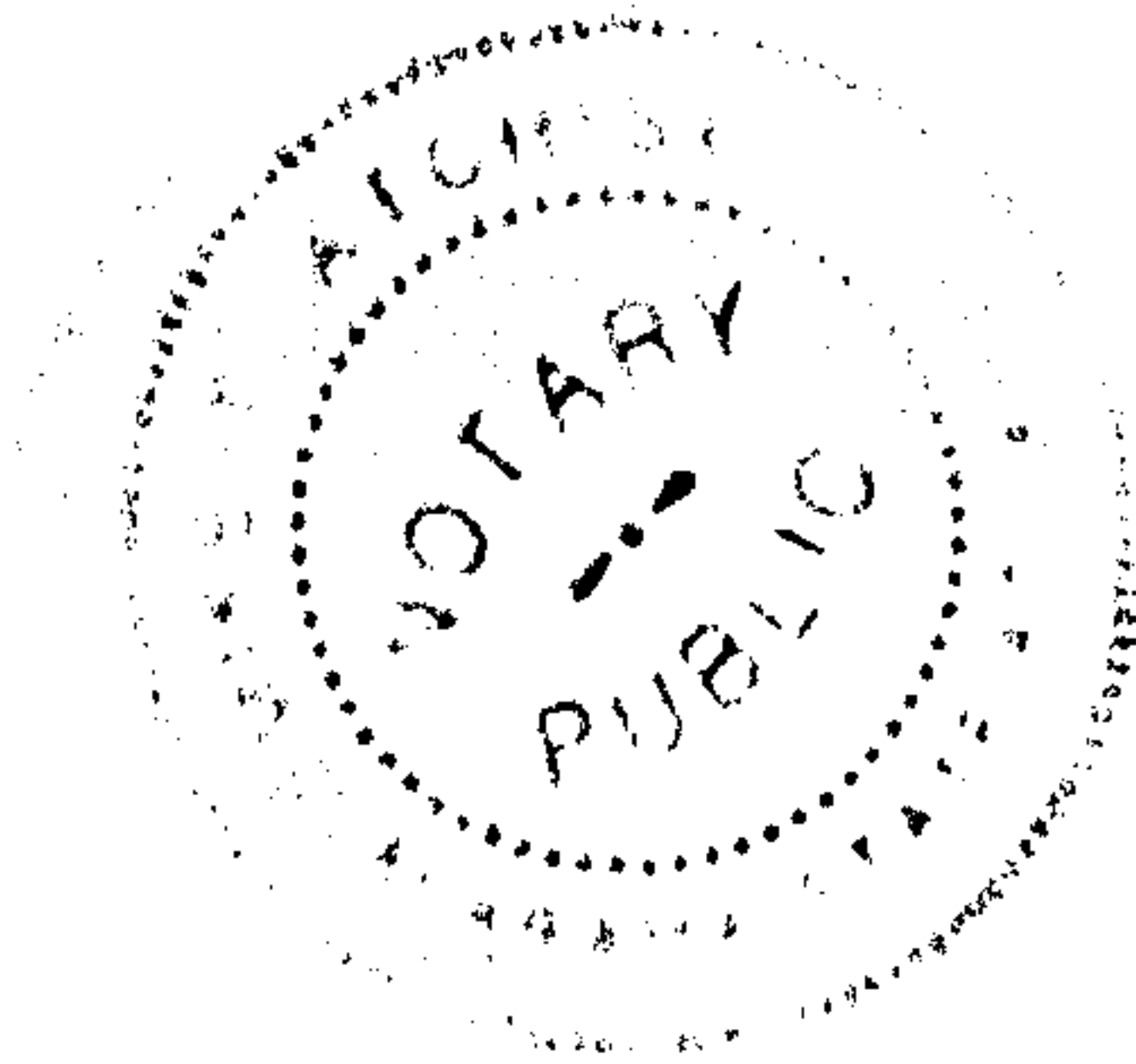
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Shane D. Schroeder and wife Cindy G. 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 28th day of May, 2010.

My Commission Expires: 10-16-12

Notary Public



Shelby County, AL 06/08/2010
State of Alabama
Deed Tax : \$2.00

EXHIBIT A

PARCEL I:

Lot 6, Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama, plus an additional ten feet (10.0') along the rear Northerly line of same said Lot 6 that is parallel, adjacent and contiguous with said Northerly rear lot line of said Lot 6.

According to the survey of Joseph E. Conn, Jr., Alabama P.L.S. No. 9049, dated June 3, 1994.

PARCEL II:

Beginning at the Northwest corner of Lot 6, Country View Estates, Phase I, as recorded in Map Book 10, Page 10, as recorded in the Office of the Judge of Probate, Shelby County, Alabama; thence North 35 degrees 40 minutes 02 seconds West a distance of 10.0 feet; thence North 31 degrees 16 minutes 51 seconds East a distance of 232.03 feet; thence South 39 degrees 53 minutes 52 seconds East, a distance of 84.84 feet to a point lying on the radial right of way of William Way (40-foot radius), said point also lying on a non-tangent curve to the left, having a radius of 40.00 feet, a central angle of 89 degrees 58 minutes 58 seconds and having a chord bearing of South 05 degrees 06 minutes 39 seconds West, a chord distance of 56.56 feet; thence along the arc of said curve and along said right of way line a distance of 62.82 feet; thence South 39 degrees 52 minutes 50 seconds East, along said right of way line a distance of 13.00 feet; thence, leaving said right of way line South 66 degrees 28 minutes 13 seconds West, a distance of 188.00 feet to the point of beginning.

24 month chain of title:

Parcel I: Instrument #1994-23773

Parcel II: Instrument #2001-19793