

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Carl Schrader
500 Higgins Rd
Shelby Ala 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Karen Schrader, an unmarried woman, James O. Schrader and wife, Bonnie Schrader** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Carl Schrader and Kris Schrader** (herein referred to as **Grantees**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A part of the SW 1/4 of the NE 1/4 of Section 14, Township 24, Range 15 East, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of SW 1/4 of NE 1/4 of said Section 14 and run thence in an Northerly direction along the Western boundary of said 1/4-1/4 Section a distance of 832 feet to a point; thence turn to the right and run Easterly parallel with the Southern boundary of said 1/4-1/4 Section a distance of 261.8 feet to a point; thence turn to the right and run Southerly parallel to the Western boundary of said 1/4-1/4 Section a distance of 832 feet more or less to a point on the southern boundary of said 1/4-1/4 Section; thence turn to the right and run westerly along the southern boundary of said 1/4-1/4 Section a distance of 261.8 feet to point of beginning.

Subject to restrictions, easements and rights of way of record.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

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 31st day of July, 2012.

Karen Schrader
Karen Schrader

James O. Schrader
James O. Schrader

Bonnie Schrader
Bonnie Schrader

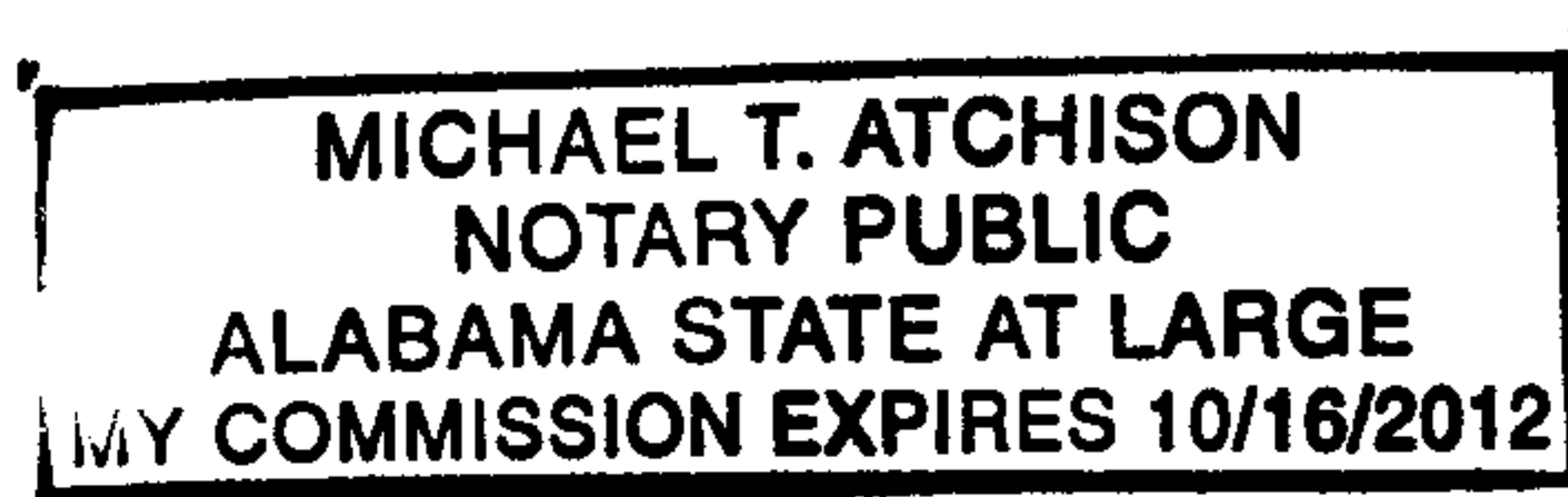

20120731000276910 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
07/31/2012 01:02:54 PM FILED/CERT

Shelby County, AL 07/31/2012
State of Alabama
Deed Tax:\$5.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Karen Schrader, James O. Schrader and Bonnie Schrader** whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2012.



Michael T. Atchison
Notary Public
My Commission Expires: 10/16/12