

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

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
David Parker Downs

P.O. Box 180

Calera, AL 35040-0180

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20120823000315840 1/2 \$85.00
Shelby Cnty Judge of Probate, AL
08/23/2012 10:30:16 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Nine Thousand Dollars and 00/100 (\$69,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **William M. Schroeder and wife, Dorothy D. Schroeder** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **William M. Schroeder Jr., Shanda S. Watts and Shane Schroeder** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

An Undivided 1/2 Interest In:

Lots 8 & 9, Block 61, Dunstan's Map of the Town of Calera.

Lots 1 & 2, Block 61, Dunstan's Map of the Town of Calera.

All of Block 55, resurvey of Russell R. Hetz, according to the map as recorded in Map Book 3, Page 119, Probate Office, Shelby County, Alabama.

Less and Except Lots 7, 8, 9, & 10 as sold to James Casey and Nick Casey in Inst # 1994-22232.

SUBJECT TO:

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

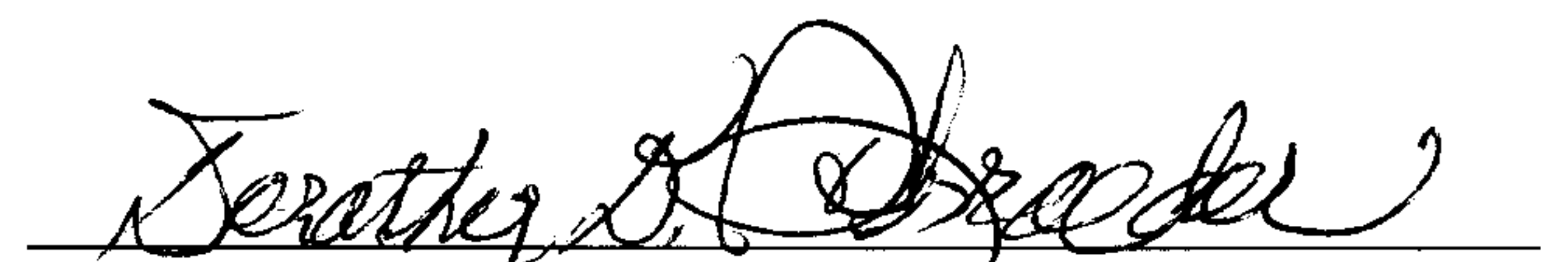
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, 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 20th day of August, 2012.



William M. Schroeder



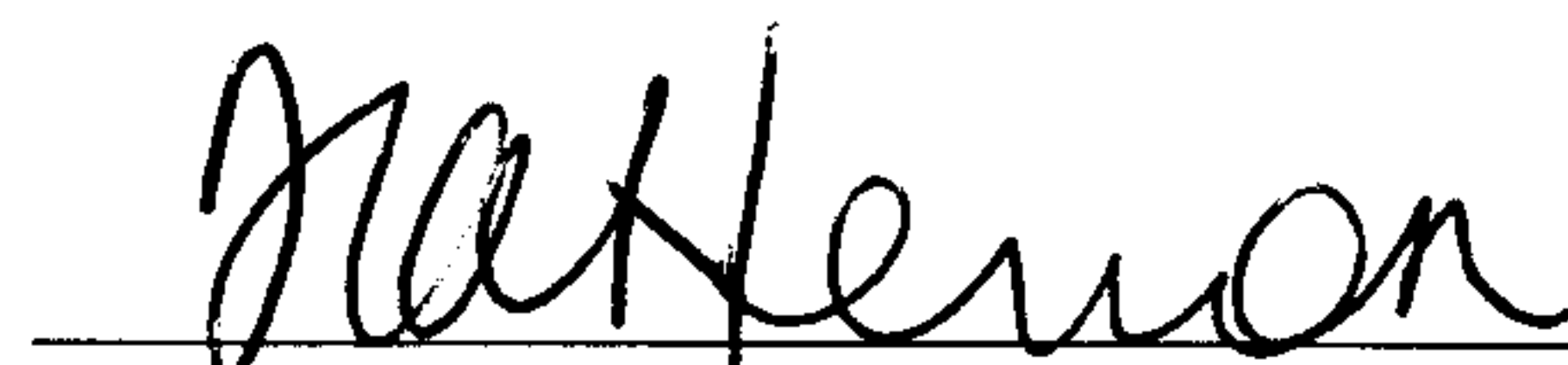
Dorothy D. Schroeder

Shelby County, AL 08/23/2012
State of Alabama
Deed Tax: \$69.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William M. Schroeder and Dorothy D. Schroeder**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2012.



Notary Public

My Commission Expires: **My Commission Expires April 4, 2016**

Ret: Central State Bank
P.O. Box 180
Calera, AL 35040

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dorothy Schroeder
William Schroeder
Mailing Address _____

Grantee's Name Shanda Watts
William Schroeder Jr.
Mailing Address Shane Schroeder
c/o David P. Downs
P.O. Box 180 Calera, AL 35040

Property Address _____
* _____

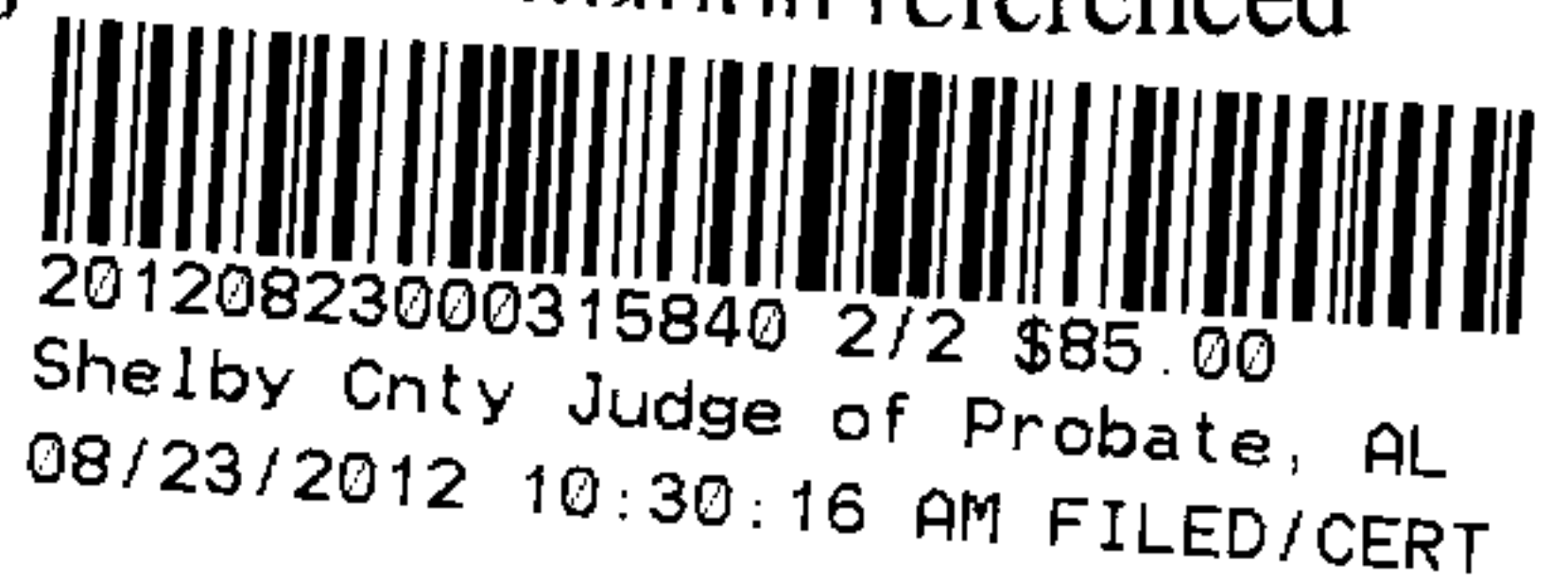
Date of Sale X _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
Or 12,000.00
Assessors Market Value \$ 12,000.00
(3 parcel #) 45,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement

_____ Appraisal
X Other
Assessors Market Value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or person to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1(h).

* Date Aug 20, 2012

_____ Unattested _____
(verified by)

William Schroeder
Print Dorothy Schroeder

Sign Dorothy Schroeder
(Grantor/Grantee/Owner/Agent) circle one

Sign W. M. Jones
Grantor

Central State Bank
P.O. Box 180
Dist: Calera, AL 35040