

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

Send Tax Notice To:     Brian Thomas

WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Fifteen Thousand dollars and Zero cents (\$15,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Oliver Schrader and wife, Bonnie Faye Schrader (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brian Thomas (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 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.  
\$0.00 f the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

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 23<sup>rd</sup> day of October, 2012.

\_\_\_\_\_

(SEAL)

*James Oliver Schrader*

James Oliver Schrader

(SEAL)

\_\_\_\_\_

(SEAL)

*Bonnie Faye Schrader*

Bonnie Faye Schrader

(SEAL)

\_\_\_\_\_

(SEAL)

\_\_\_\_\_

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that James Oliver Schrader and Bonnie Faye Schrader, 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 23<sup>rd</sup> day of October, 2012.

My Commission Expires: 10-4-16

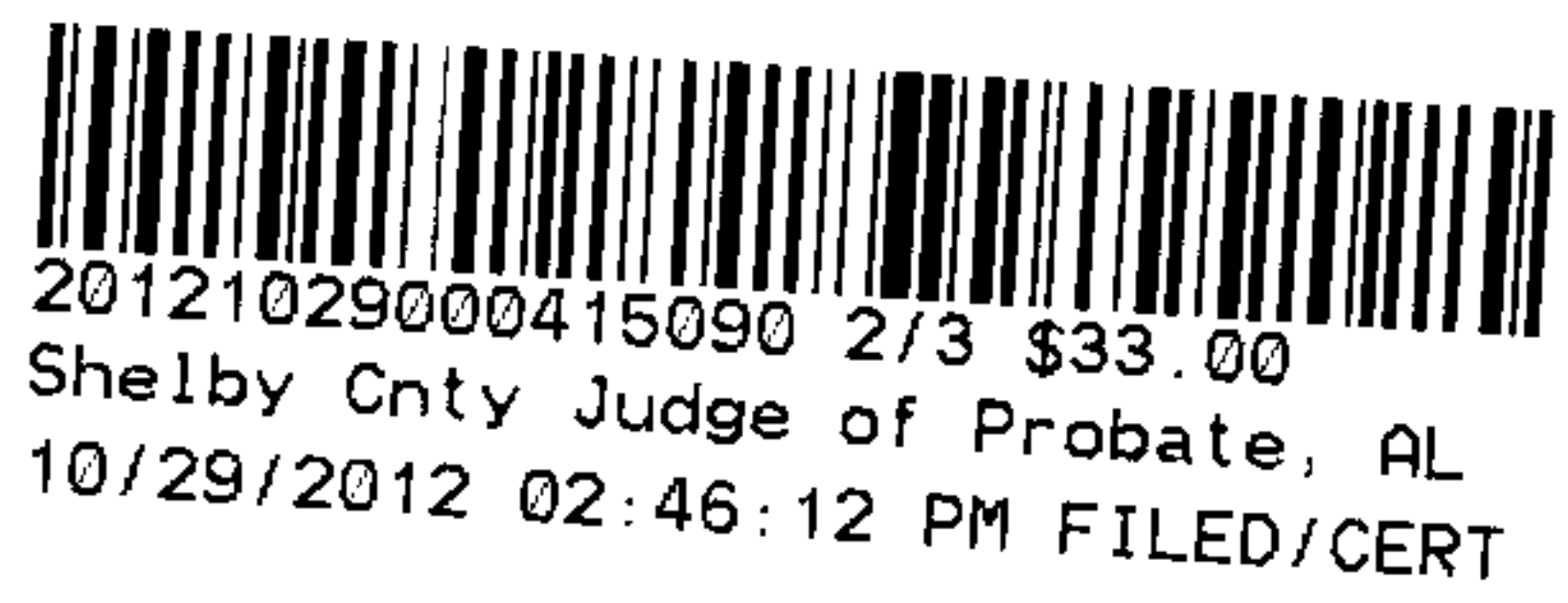
*John A. Helt*

Notary Public



EXHIBIT A

Commence at the NE corner of the NW ¼ of the SW ¼ of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 29 minutes 57 seconds West along the North line of said ¼-1/4 section a distance of 400.00 feet; thence South 0 degrees 10 minutes 42 seconds West a distance of 209.75 feet; thence South 0 degrees 6 minutes 24 seconds East a distance of 811.77 feet to the northerly right of way of Shelby County Hwy. 42; thence South 0 degrees 22 minutes 53 seconds a distance of 83.89 feet to the POINT OF BEGINNING; thence South 0 degrees 2 minutes 53 seconds East a distance of 239.45 feet; thence North 54 degrees 12 minutes 52 seconds East a distance of 492.76 feet; thence North 0 degrees 3 minutes 17 seconds West a distance of 77.90 feet to the southerly right of way of Shelby County Hwy. 42; thence South 72 degrees 25 minutes 59 seconds West along said right of way a distance of 419.42 to the POINT OF BEGINNING. Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name James Oliver Schrader  
Mailing Address 616 Higgins Rd  
Shelby AL 35143

Grantee's Name Brian Thomas  
Mailing Address 175 Barron Dr  
Chelsea AL 35043

Property Address Vacant  
Lot  
Shelby AL

Date of Sale 10-23-12  
Total Purchase Price \$ 15,000.00  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ \_\_\_\_\_

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  
☐ Other

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 persons 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 recording.

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 evidence 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 estimated 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 \_\_\_\_\_

Print James Oliver Schrader

☐ Unattested \_\_\_\_\_  
(verified by)

Sign James Oliver Schrader  
(Grantor/Grantee/Owner/Agent) circle one

