

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P O Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:
Downs Family Trust
P.O.Box 180
Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of **ONE HUNDRED SIXTY-FIVE THOUSAND, FIVE HUNDRED SEVENTY AND NO/100 DOLLARS (\$165,570.00)**, to the undersigned grantor, **DAVID P. DOWNS, a single man; and DOROTHY LOUISE SCHROEDER and husband, WILLIAM M. SCHROEDER, SR.**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **DOWNS FAMILY TRUST – 2012** (as to an undivided one-half interest) and **WILLIAM M. AND DOROTHY D. SCHROEDER IRREVOCABLE TRUST** (as to an undivided one-half interest), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

Lots 8, 9, and the North 40 feet of Lot 10, Block 61, Dunstan’s Map of the Town of Calera, Shelby County, Alabama.

Lots 1 and 2, Block 68, Dunstan’s Map of the Town of Calera, Shelby County, Alabama.

All of Block 55, Resurvey of Russell R. Hetz property, according to map as recorded in Map Book 3, Page 119, Probate Office of Shelby County, Alabama. LESS AND EXCEPT Lots 7, 8, 9, and 10, as sold to James Casey and Nick Casey in Instrument #1994-22232.

Lots 18 and 19, Orchard Allotment, fronting on Patton Street 120 feet and on Court Street 150 feet in the Town of Calera, Alabama; said lots being the same as Lot 6, Block 274, Dunstan’s Map of Calera, Alabama; said lot being more particularly described as follows: Begin at the intersection of the South line of Patton Street, sometimes known as 18th Avenue, with the West line of Court Street, sometimes known as 14th Street, in the Town of Calera, Alabama, and from said beginning point run in a Westerly direction along the South line of said Patton Street 120 feet to the Northeast corner of Lot 5, Block 274 according to Dunstan’s Map of Calera; thence run in a Southerly direction along the East line of said Lot 5 and parallel with the West line of said Court Street, 150 feet to the Northwest corner of Lot 7, in said Block 274; thence in an Easterly direction along the North line of said Lot 7 and parallel with the South line of said Patton Street a distance of 120 feet to the West line of Court Street; thence along same in a Northerly direction 150 feet to the point of beginning. LESS AND EXCEPT that portion condemned by the State of Alabama as shown by Order of Condemnation recorded in Instrument #1992-29176. Situated in Shelby County, Alabama.

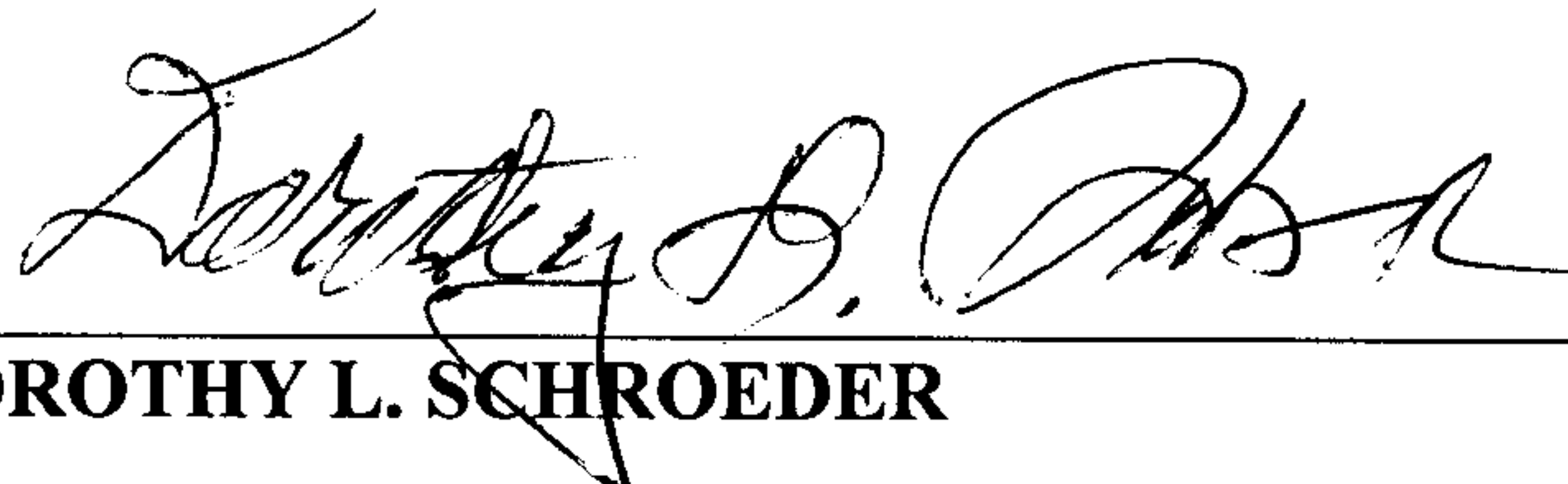
Subject to taxes for 2013, restrictions, rights of way, and permits of record.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 7th day of December, 2012. .



DAVID P. DOWNS



DOROTHY L. SCHROEDER



WILLIAM M. SCHROEDER, SR.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DAVID P. DOWNS, DOROTHY L. SCHROEDER, and WILLIAM M. SCHROEDER, SR.**, 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 the 7 day of December, 2012.

Christy Higgins
Notary Public

My Commission Expires: _____
My Commission Expires July 2, 2016

20121217000481640 2/3 \$184.00
Shelby Cnty Judge of Probate, AL
12/17/2012 02:44:56 PM FILED/CERT

Shelby County, AL 12/17/2012
State of Alabama
Deed Tax: \$166.00

Real Estate Sales Validation Form

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

Grantor's Name David P. Downs
Mailing Address P. O. Box 180
Calera, Az 35040

Grantee's Name Downs Family Trust 2012
Mailing Address P. O. Box 180
Calera, Az 35040

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 165,570.00

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
_____ 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 12-7-12

Print David P. Downs

_____ Unattested (Signature)
(verified by)

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

