

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

FIVE THOUSAND and no/100 DOLLARS

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

WILLIAM M. SCHROEDER, JR., a married man;
SHANDA S. WATTS, a married woman; and
SHANE SCHROEDER, a married man

hereby remises, releases, quit claims, grants, sells and conveys to

DOWNES 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)

(hereinafter called Grantee), all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

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

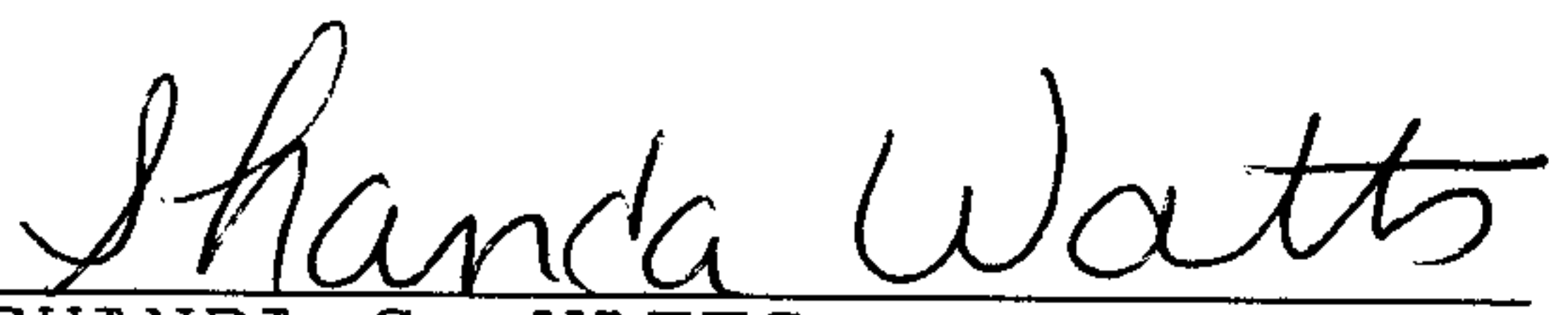
Lots 1 & 2, Block 61, Dunstan's Map of the Town of Calera.


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 Instrument #1994-22232.

TO HAVE AND TO HOLD to said GRANTEE forever.

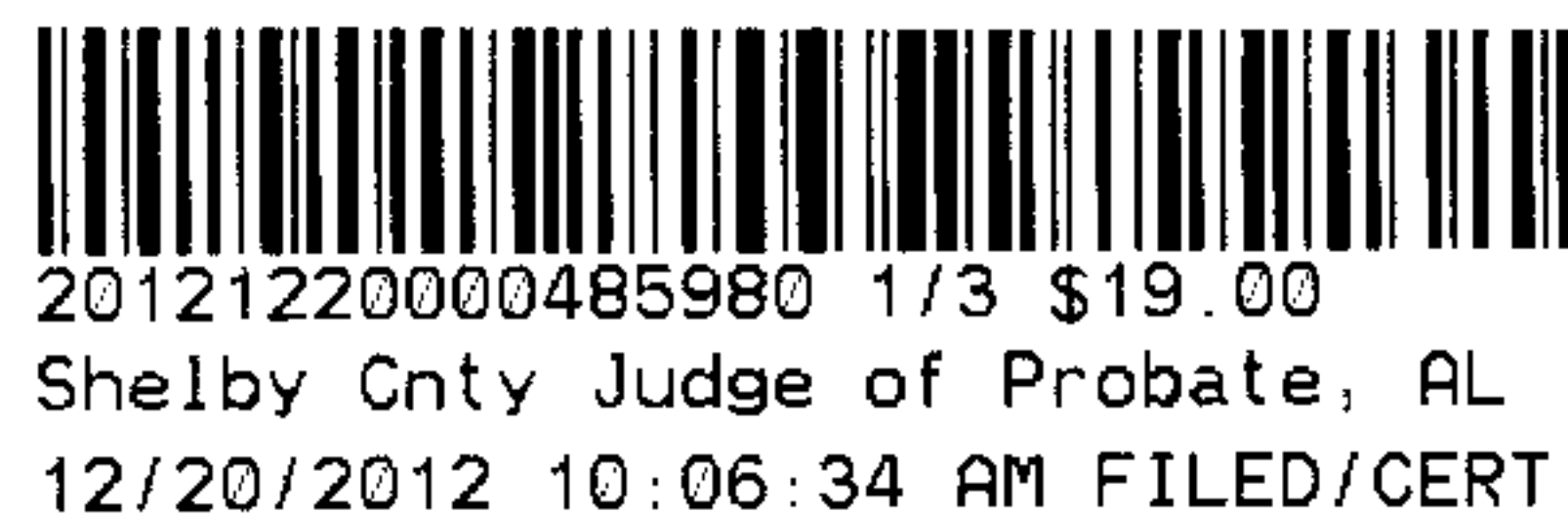
Given under my hand and seal, this 7th day of December, 2012.


WILLIAM M. SCHROEDER, JR. (SEAL)


SHANDA S. WATTS (SEAL)


SHANE SCHROEDER (SEAL)

This deed is given to convey any interest conveyed
by deed recorded in Instrument #2012 0823 000 31584
2012 0823 000 315840



STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM M. 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7 day of December, 2012.

Christy L Higgins
Notary Public

My commission expires:

My Commission Expires July 2, 2016

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that SHANDA S. WATTS, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7 day of December, 2012.

Christy L Higgins
Notary Public

My commission expires:

My Commission Expires July 2, 2016

STATE OF ALABAMA

SHELBY COUNTY


I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that SHANE 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7 day of December, 2012.

Christy L Higgins
Notary Public

My commission expires:

My Commission Expires July 2, 2016


20121220000485980 2/3 \$19.00
Shelby Cnty Judge of Probate: AL
12/20/2012 10:06:34 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Wm M Schroeder Jr Grantee's Name Downs Family Trust - 2012
Mailing Address P.O. Box 180 Mailing Address P.O. Box 180
Calera, AL 35040 Calera, AL 35040

Property Address _____ Date of Sale _____

Total Purchase Price \$ _____
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement Conveyance to correct entity
under 2012 0023000 31540

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 CAH Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one