

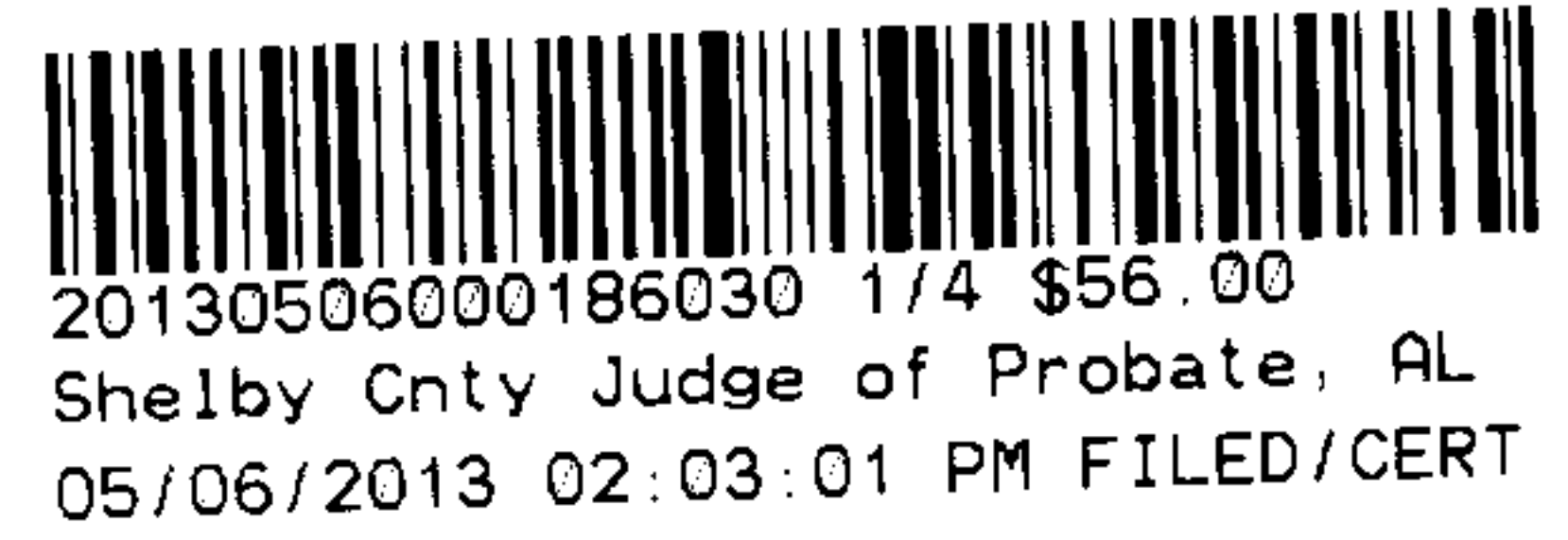
Send tax notice to:

JOSHUA T. SCHEETER  
176 GREEN ACRES  
CALERA, AL, 35040

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2013150



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Three Thousand Five Hundred and 00/100 Dollars (\$173,500.00) in hand paid to the undersigned, RUSSELL G. POWERS and MELISSA D. COST POWERS, husband and wife, (hereinafter referred to as "Grantors") by JOSHUA T. SCHEETER (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS
3. ANY PORTION OF SUBJECT LAND LYING IN ANY ROAD RIGHT OF WAY.
4. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO.
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #20071030000500690.


\$138,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 05/06/2013  
State of Alabama  
Deed Tax: \$35.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9th day of April, 2013.

  
RUSSELL G. POWERS

  
MELISSA D. COST POWERS

STATE OF ALABAMA  
COUNTY OF SHELBY

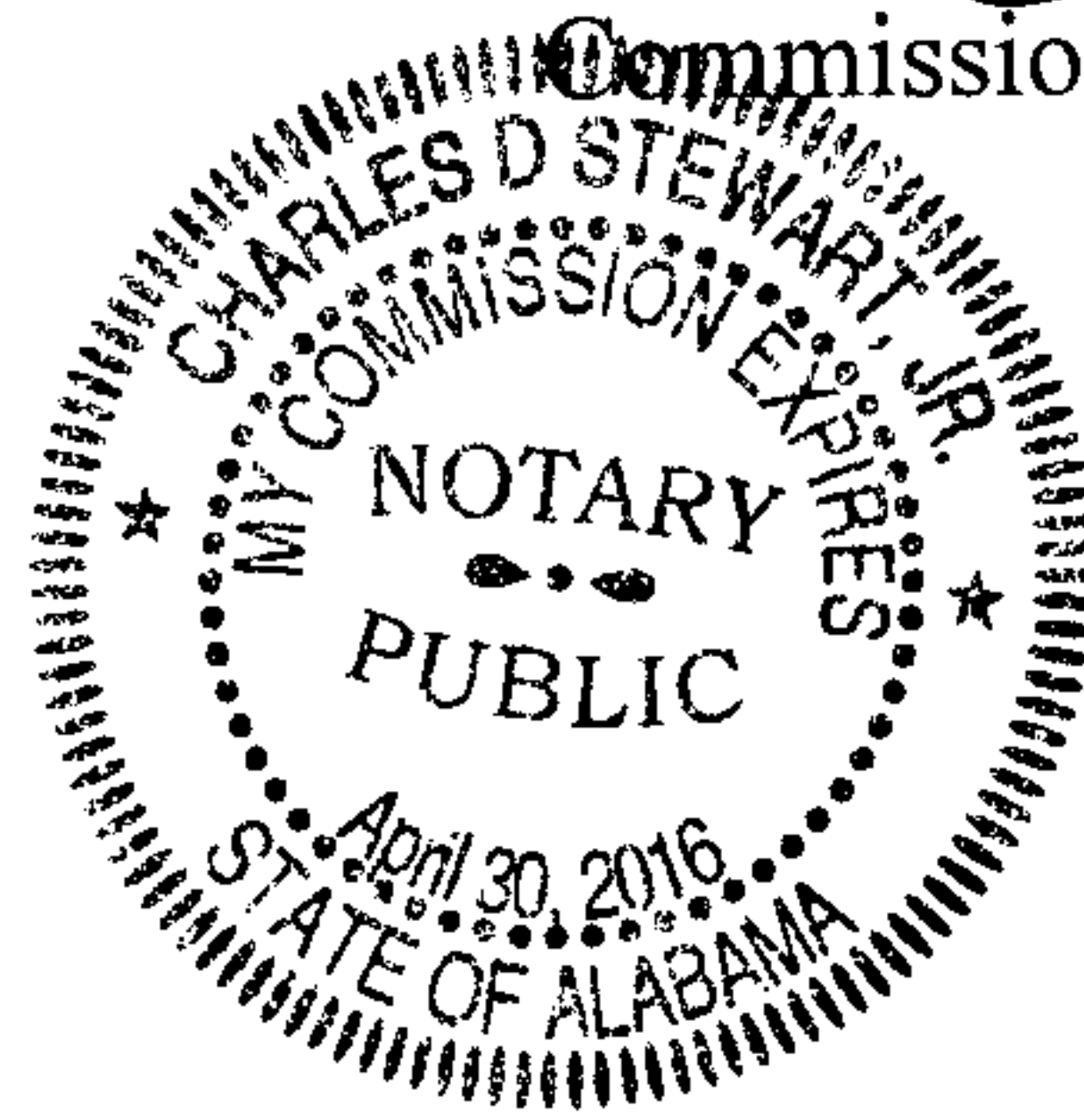
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RUSSELL G. POWERS and MELISSA D. COST POWERS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of April, 2013.

  
Notary Public

Print Name: Charles D. Stewart Jr.

Commission Expires: 4-30-16



20130506000186030 2/4 \$56.00  
Shelby Cnty Judge of Probate, AL  
05/06/2013 02:03:01 PM FILED/CERT

## EXHIBIT "A"

Commence at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama and run thence Easterly along the North line of said Quarter-Quarter Section a distance of 22.46 feet to a point on the Easterly margin of Shelby County Highway #75; thence turn 89 degrees 07 minutes 57 seconds right and run Southerly along said margin of said highway 300.41 feet to a steel rebar corner and the point of beginning of the property being described; thence continue along last described course 150.00 feet to a steel rebar corner; thence turn 86 degrees 27 minutes 33 seconds left and run Easterly 202.34 feet to a steel rebar corner; thence turn 94 degrees 43 minutes 55 seconds left and run Northerly 150.00 feet to a steel rebar corner; thence turn 85 degrees 12 minutes 12 seconds left and run Westerly 199.24 feet to the point of beginning.



20130506000186030 3/4 \$56.00  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

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

Grantor's Name Russell & Melissa Powers  
Mailing Address 500 Price Drive  
Clinton, AL 35046

Grantee's Name Joshua S. Schuster  
Mailing Address 176 Green Acres  
35040

Property Address 176 Green Acres  
Clulla AL  
35040

Date of Sale 4-9-13  
Total Purchase Price \$ 173,500  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's 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 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 § 40-22-1 (h).

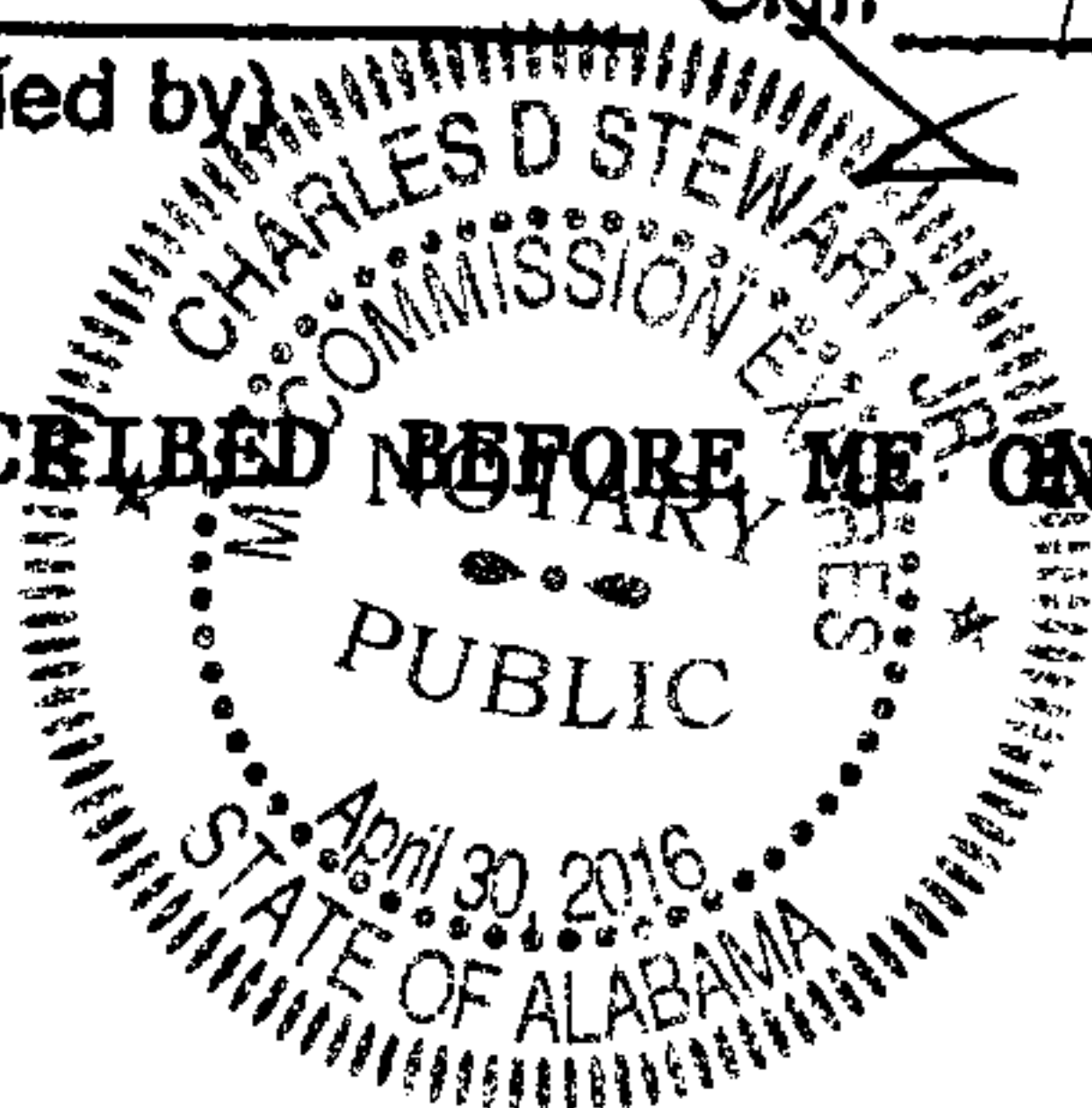
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4-9-13

Print Joshua S. Schuster

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

STATE OF ALABAMA  
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS  
2013.



THIS 9 DAY OF April,  
COUNTY OF SHELBY

[Signature]  
NOTARY PUBLIC