



The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Fax Notice to:  
Melissa Newell  
435 Highway 56  
Wilsonville, AL 35186

STATE OF ALABAMA                 )  
                                                        )         KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY                         )

That in consideration of \$260,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Patti J. Schroder, whose mailing address is 3333 Hwy 331  
Columbiana, AL 35051 (herein referred to as grantor, whether one or more), grant,  
bargain, sell and convey unto Melissa Newell, whose mailing address is  
Hwy 56, Wilsonville AL 35186 (herein referred to grantee, whether one or more), the following  
described real estate, situated in Shelby County, Alabama, the address of which is 435 Highway 56, Wilsonville,  
AL 35186: to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 persons.

Note; \$247,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Patti J. Schroder has/have hereunto set his/her/their hand(s) and seal(s) , this 17th day of May, 2013.

Patti J. Schroder  
Patti J. Schroder

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Patti J. Schroder, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

~~Given under my official hand and seal this, the 17th day of May, 2013.~~

Notary Public  
Commission Expires:



Shelby County, AL 05/21/2013  
State of Alabama  
Deed Tax:\$13.00

EXHIBIT "A"  
Legal Description

A part of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 and proceed North 0 degrees 56 minutes 24 seconds East for a distance of 49.46 feet to a 1/2 inch rebar at a barbed wire fence intersection on the North right of way boundary of Shelby County Highway 56 (right of way 80 feet), said point being the point of beginning of herein described parcel of land; thence from said point of beginning proceed North 0 degrees 43 minutes 36 seconds East along said barbed wire fence for 620.70 feet to a 1/2 inch rebar at a barbed wire fence intersection; thence proceed South 89 degrees 09 minutes 51 seconds East along said barbed wire fence for 1110.34 feet to a barbed wire fence intersection with a chained link fence; thence proceed South 0 degrees 09 minutes 36 seconds East along said chained link fence for 622.49 feet to a 3/4 inch rebar at a chained line fence intersection, said point being on the North right of way boundary of the aforementioned Shelby County Highway 56 (right of way 80 feet); thence proceed North 89 degrees 04 minutes 38 seconds West along a chained link fence and a barbed wire and along the North boundary of said highway for a distance of 1119.98 feet to the point of beginning of herein described parcel of land.

  
20130521000208240 2/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
05/21/2013 11:51:42 AM FILED/CERT