

STATE OF ALABAMA  
COUNTY OF SHELBY

# Warranty Deed

## Jointly with Right of Survivorship

**Know all Men by these Presents:** That, in consideration of One Hundred Seventy Three Thousand Five Hundred and No/100 Dollars (\$173,500.00), the amount of which can be verified in the Sales Contract between the parties hereto, and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **D AND P, LLC**, an Alabama limited liability company, having an address of P.O. Box 127, Jemison, AL 35085 (herein referred to as “Grantor”) does by these presents grant, bargain, sell and convey unto **KEITH SCHRAMM AND MARY ELLEN SCHRAMM**, having an address of 150 Berry Lane, Montevallo, AL 35115 (herein referred to as “Grantees”) all of Grantor’s interest in and to the following described real estate situated in Montevallo, Shelby County, Alabama, to-wit:

**Commence at the Northwest corner of Section 12, Township 24 North, Range 12 East; thence run South along the West line of Section 12 for a distance of 657.46 feet; thence turn an angle to the left of 79 degrees, 20 minutes, 04 seconds and run Southeast for a distance of 4.21 feet to the point of beginning; from the point of beginning thus obtained, continue along the last described course for a distance of 236.50 feet; thence turn an angle to the right of 79 degrees, 06 minutes, 04 seconds and run South for a distance of 120.00 feet; thence turn an angle to the left of 75 degrees, 44 minutes, 06 seconds and run Southeast for a distance of 15.18 feet; thence turn an angle to the right of 75 degrees, 44 minutes, 06 seconds and run South for a distance of 363.00 feet; thence turn an angle to the right of 100 degrees, 53 minutes, 56 seconds and run Northwest for a distance of 251.50 feet; thence turn an angle to the right of 79 degrees, 06 minutes, 04 seconds and run North for a distance of 483.90 feet, to the point of beginning.**

**SOURCE OF TITLE: Instrument #20130402000136140**

SUBJECT TO: Taxes for the current year and subsequent years, a lien not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

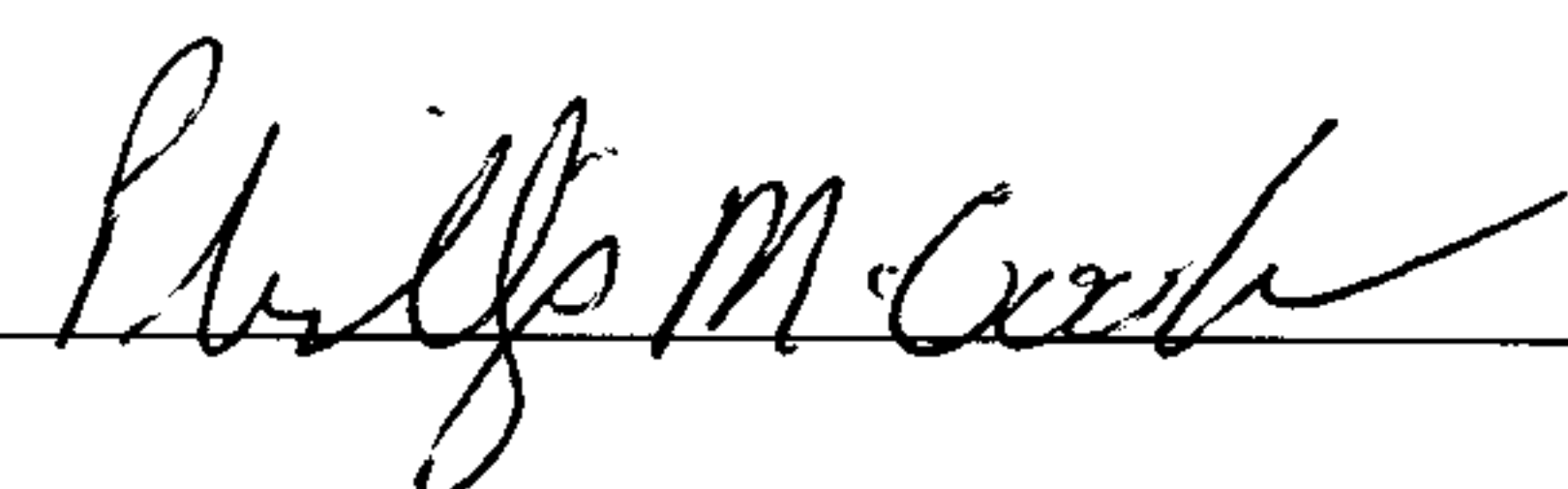
**Property Address: 150 Berry Lane, Montevallo, AL 35115**

**To Have and To Hold** the aforegranted premises to the said Grantees as joint tenants with right of survivorship for and during their joint lives, and upon the death of either of them then to the survivor of them, in fee simple, and to the successors and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted 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 premises to the said Grantees their heirs, personal representatives and assigns forever, against the lawful claims of all persons claiming by and through Grantor.

**In Witness Whereof**, the said Grantor has set its hand and seal this 31<sup>st</sup> day of October, 2013.

**D AND P, LLC**

By: 

Name: PHILLIP M. COOK

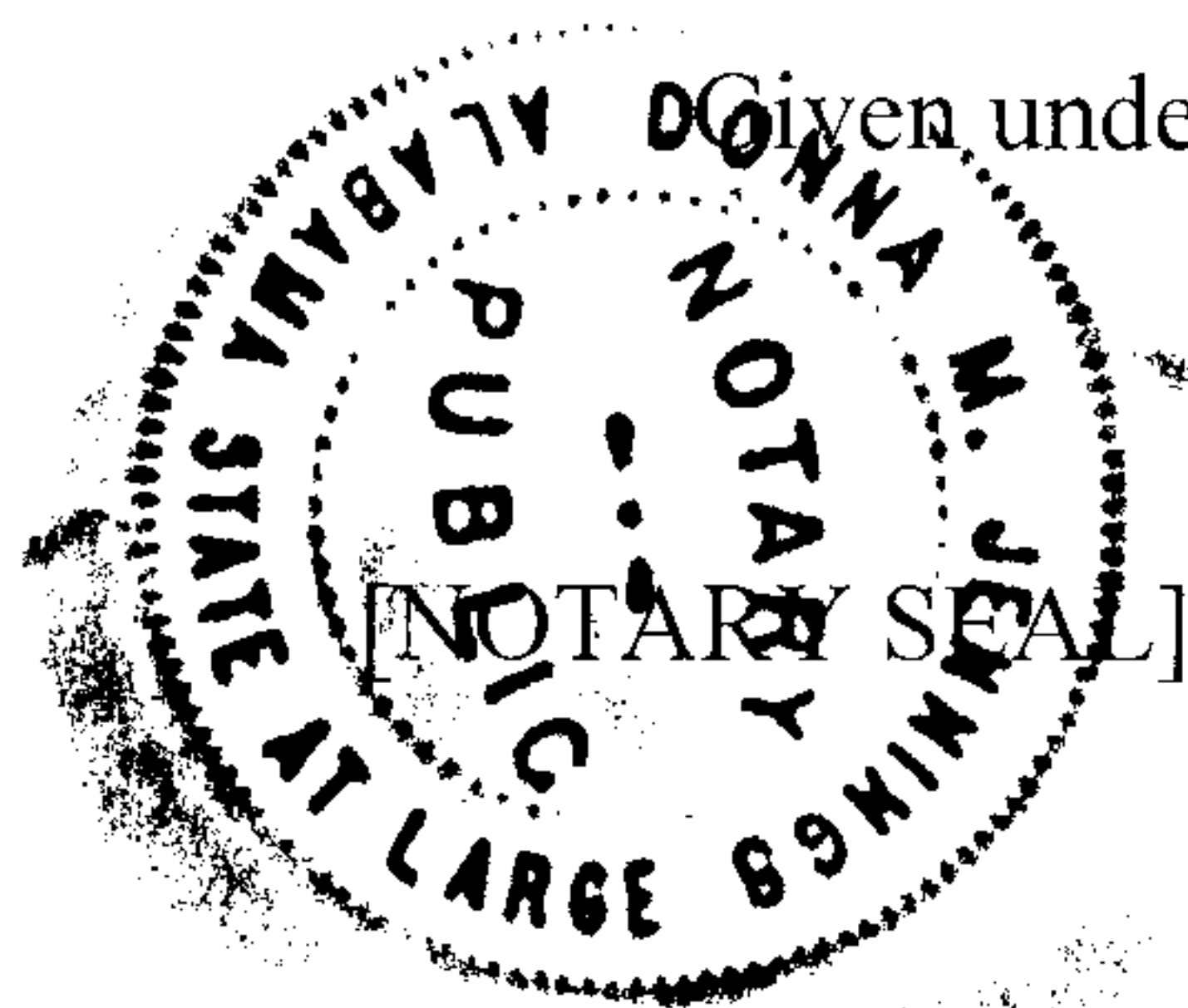
Title: MEMBER

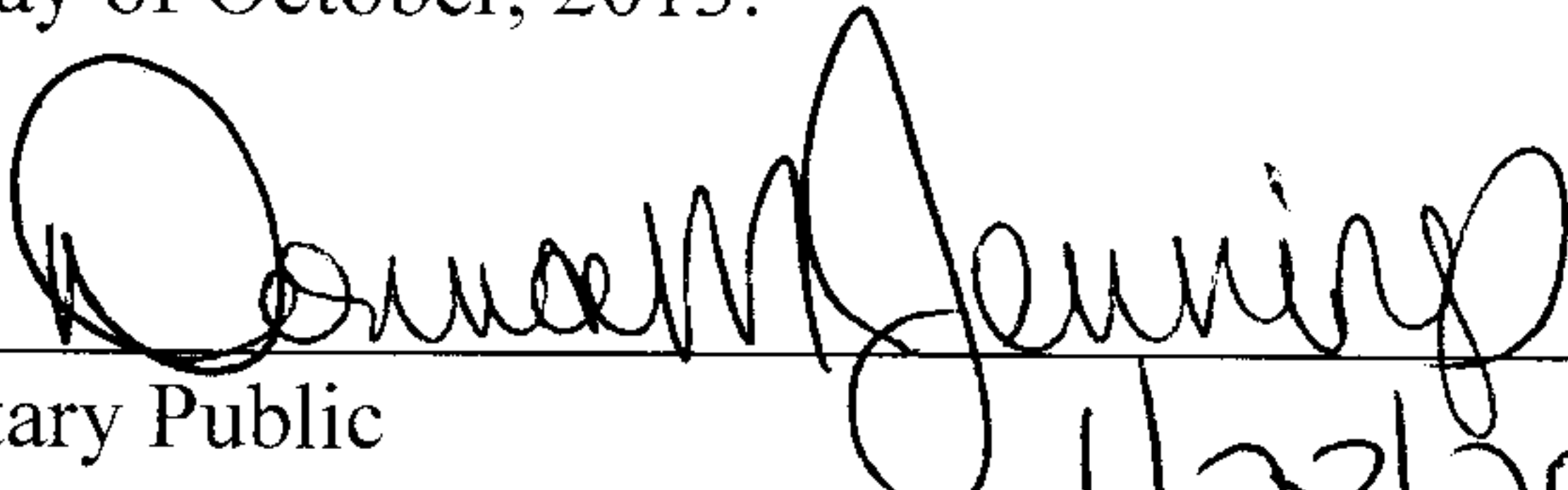
STATE OF ALABAMA

CHILTON COUNTY

I, DONNA M. JENNINGS, a Notary Public in and for said County in said State, hereby certify that PHILLIP M. COOK, whose name as Member of D AND P, LLC, an Alabama limited liability company, 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 such instrument, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 31<sup>st</sup> day of October, 2013.



  
Notary Public  
My commission expires 11/28/2015

**THIS INSTRUMENT PREPARED BY:**

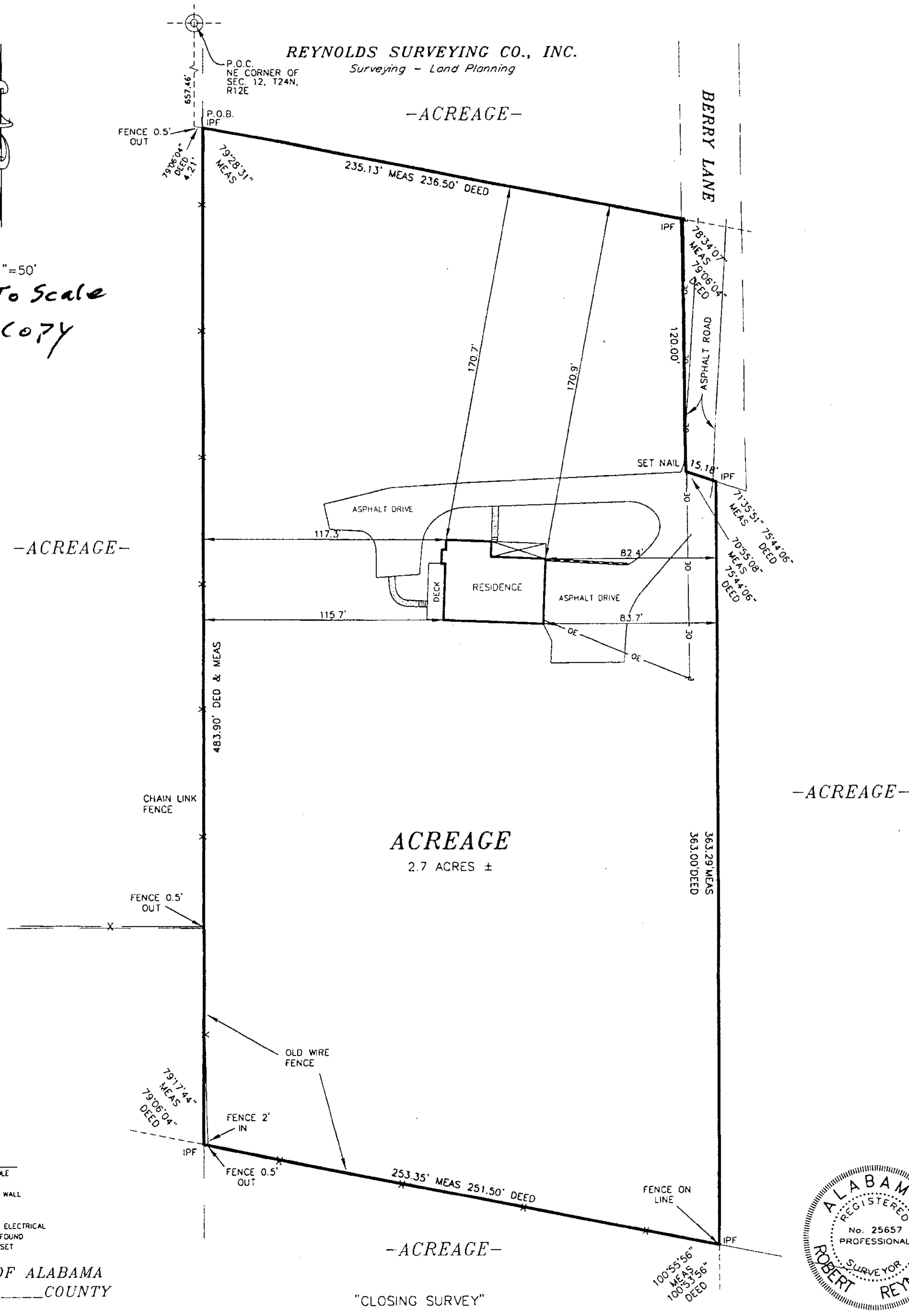
Donna M. Jennings  
The Jennings Law Firm  
205 4<sup>th</sup> St N  
Clanton, AL 35045





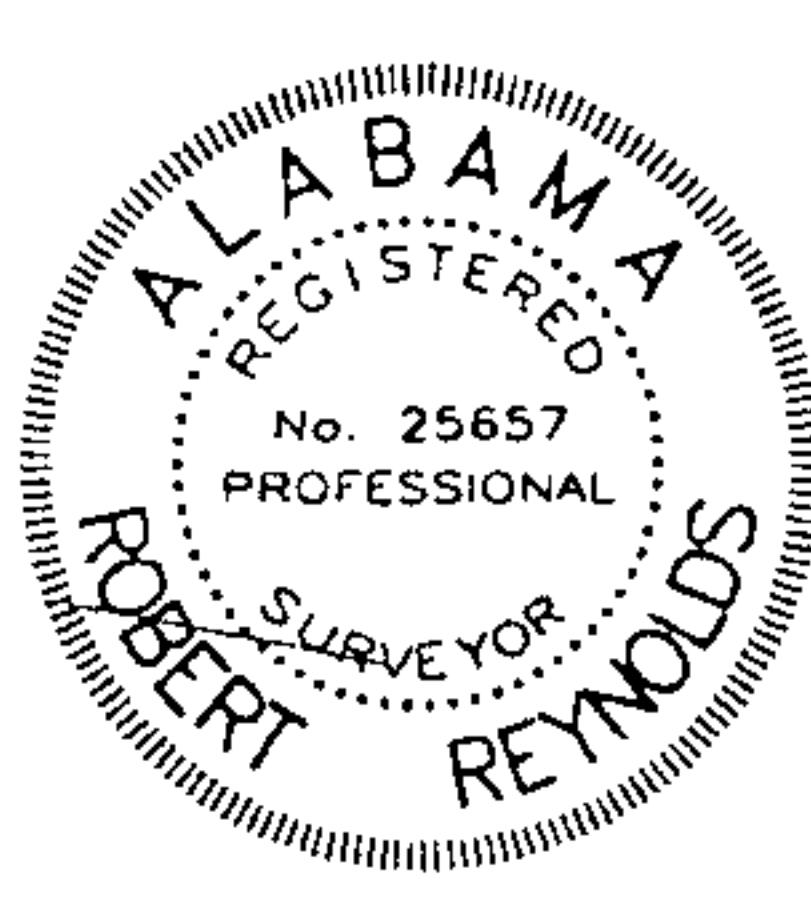
SCALE 1"=50'  
Not To Scale  
Fax copy

REYNOLDS SURVEYING CO., INC.  
Surveying - Land Planning



- LEGEND
- UTILITY POLE
  - GUY WIRE
  - RETAINING WALL
  - CONCRETE
  - FENCE
  - OVERHEAD ELECTRICAL
  - IRON PIN FOUND
  - IRON PIN SET

STATE OF ALABAMA  
SHELBY COUNTY



I, Robert Reynolds, a Registered Surveyor, do here by state that this is a true and correct plat or map of a parcel of land more particularly described as follows:  
Commence at the northwest corner of Section 12, Township 24 North, Range 12 East; thence run South along the West line of Section 12 for a distance of 657.46 feet; thence turn an angle to the left of 79°20'04" and run Southeast for a distance of 4.21 feet to the point of beginning; from the point of beginning thus obtained, continue along the last described course for a distance of 236.50 feet; thence turn an angle to the right of 79°06'04" and run South for a distance of 120.00 feet; thence turn an angle to the left of 75°44'06" and run Southeast for a distance of 15.18 feet; thence turn an angle to the right of 75°44'06" and run south for a distance of 363.00 feet; thence turn an angle to the right of 100°53'56" and run Northwest for a distance of 251.50 feet; thence turn an angle to the right of 79°06'04" and run North for a distance of 483.90 feet, to the point of beginning.

All parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Surveying in the State of Alabama to the best of my knowledge, information and belief. The improvements on said premises are as shown. There are no visible encroachments on over or across said lands except as shown. According to my survey this the 18TH day of OCTOBER, 2013.

NOTE: This survey is not transferable to any additional institutions or subsequent owners.  
Purchaser: SCHRAM  
Address: 150 BERRY LANE  
Reg. No. 25657 /43