


1402125

This Instrument was Prepared by:
Shannon E. Price Esq.
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: John L. Rush Jr.
Rebecca L. Rush
451 Wallace Drive
Shelby, AL 35143


20140411000106580 1/4 \$195.50
Shelby Cnty Judge of Probate, AL
04/11/2014 02:00:42 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Seventy Two Thousand Two Hundred Fifty Dollars and No Cents (\$172,250.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **William M. Schroeder, Jr. and Shane D. Schroeder, Trustees of the Downs Family Trust - 2012, an undivided one-half interest and Shane D. Schroeder, William M. Schroeder, Jr. and Shanda D. Holder, n/k/a Shanda D. Watts, Trustees of the William M. and Dorothy D. Schroeder Irrevocable Trust, an undivided one-half interest, whose mailing address is**
P.O. Box 180, Calera, AL

35040 and _____, AL _____ (herein referred to as Grantors), do grant, bargain, sell and convey unto **John L. Rush Jr. and Rebecca L. Rush, husband and wife, whose mailing address is 451 Wallace Drive, Shelby, AL 35143** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is Highway 42, Shelby, AL 35143;** to wit;

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF LOT 5-A OF 1974 ADDITION TO SHELBY SHORES, PHASE 1, AS RECORDED IN MAP BOOK 6, PAGE 15, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N39°20'32"E, A DISTANCE OF 417.69'; THENCE S50°39'48"E, A DISTANCE OF 208.67'; THENCE N39°13'09"E, A DISTANCE OF 184.28'; THENCE N34°44'45"E, A DISTANCE OF 89.12'; THENCE N48°07'28"W, A DISTANCE OF 15.18'; THENCE N85°04'40"W, A DISTANCE OF 278.07'; THENCE N00°03'09"W, A DISTANCE OF 224.52'; THENCE N45°48'45"W, A DISTANCE OF 1034.40' TO A POINT ON THE SOUTHEASTERLY R.O.W. LINE OF RIVER DRIVE, SAID POINT BEING A NON—TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 671.30, A CENTRAL ANGLE OF 17°19'03", AND SUBTENDED BY A CHORD WHICH BEARS S37°39'18"W, AND A CHORD DISTANCE OF 202.13'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE, A DISTANCE OF 202.90'; THENCE S28°59'46"W AND ALONG SAID R.O.W. LINE, A DISTANCE OF 256.39' TO CURVE TO THE LEFT, HAVING A RADIUS OF 1150.00, A CENTRAL ANGLE OF 13°57'56", AND SUBTENDED BY A CHORD WHICH BEARS S22°00'48"W, AND A CHORD DISTANCE OF 279.61'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE, A DISTANCE OF 280.31'; THENCE S15°01'50"W AND ALONG SAID R.O.W. LINE, A DISTANCE OF 133.63' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 3975.00, A CENTRAL ANGLE OF 04°53'54", AND SUBTENDED BY A CHORD WHICH BEARS S12°34'53"W, AND A CHORD DISTANCE OF 339.74'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE, A DISTANCE OF 339.84'; THENCE S10°07'56"W AND ALONG SAID R.O.W. LINE, A DISTANCE OF 76.82'; THENCE S47°49'53"E AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 535.50'; THENCE N39°16'58"E, A DISTANCE OF 444.52'; THENCE S50°39'16"E, A DISTANCE OF 271.04' TO THE POINT OF BEGINNING. AS PER THAT SURVEY DATED MARCH 3, 2014 BY RODNEY Y. SHIFLETT, AL REG #21784.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2014 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

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, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 340, Page 933 and in Instrument

#20121217000481660 in the Probate Office of Shelby County, Alabama.

30' easement as shown on Patrick Estates, a family subdivision as depicted on Map Book 23, Page 44, and on that survey by Rodney Y. Shiflett, dated March 3, 2014, along the easterly bounds of the subject property.

Any loss or damages arising out of fence mislocations outside the subject property as shown on that survey by Rodney Y. Shiflett, dated March 3, 2014.

Subject to road Right of Ways of record and as depicted on that survey by Rodney Y. Shiflett, dated March 3, 2014.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of April, 2014.

DOWNS FAMILY TRUST - 2012, AN UNDIVIDED ONE-HALF INTEREST

William M. Schroeder Jr. Trustee
William M. Schroeder Jr.
Trustee

Shane D. Schroeder Trustee
Shane D. Schroeder
Trustee

WILLIAM M. AND DOROTHY D. SCHROEDER IRREVOCABLE TRUST, AN UNDIVIDED ONE-HALF INTEREST

Shane D. Schroeder Trustee
Shane D. Schroeder
Trustee

William M. Schroeder Jr. Trustee
William M. Schroeder Jr.
Trustee

Shanda D. Holder, n/k/a Shanda D. Watts, trustee
Shanda D. Holder, n/k/a Shanda D. Watts
Trustee

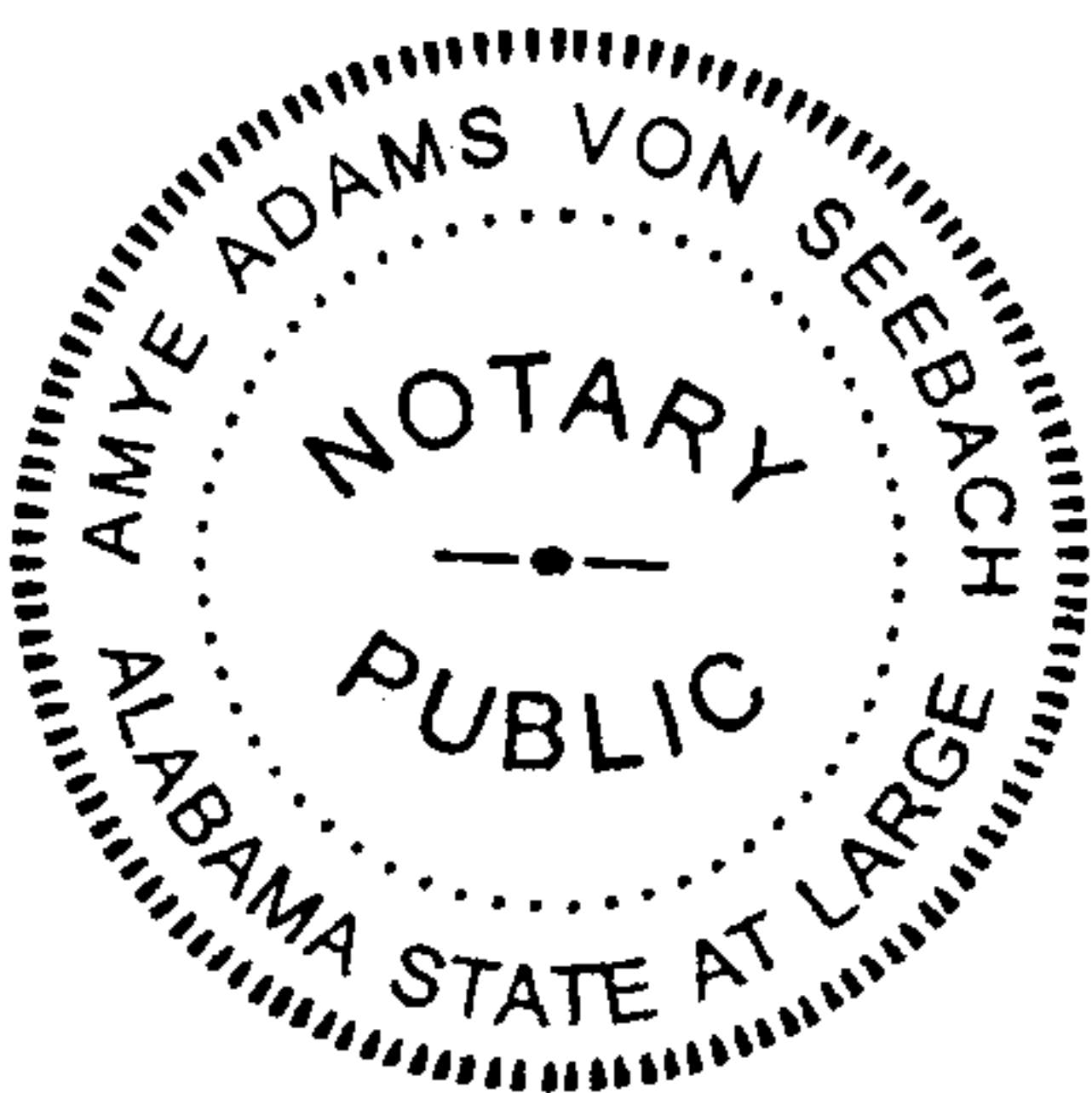
State of Alabama
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William M. Schroeder, Jr. and Shane D. Schroeder, whose name as Trustees of the Downs Family Trust-2012, Trust, 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, they in their capacity as such Trustee, executed the same voluntarily on the day the same bears date.
Given under my hand this April 07, 2014.

Amy Adams von Seebach
Notary Public
MY COMMISSION EXPIRES
JUNE 17, 2017

My commission expires: _____

State of Alabama
County of Jefferson

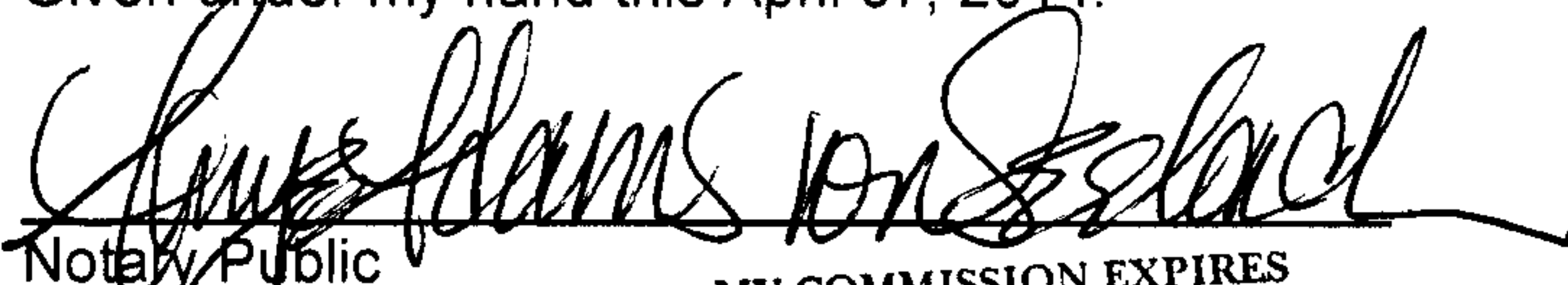


Shelby County: AL 04/11/2014
State of Alabama
Deed Tax: \$172.50

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Shelby Cnty Judge of Probate: AL
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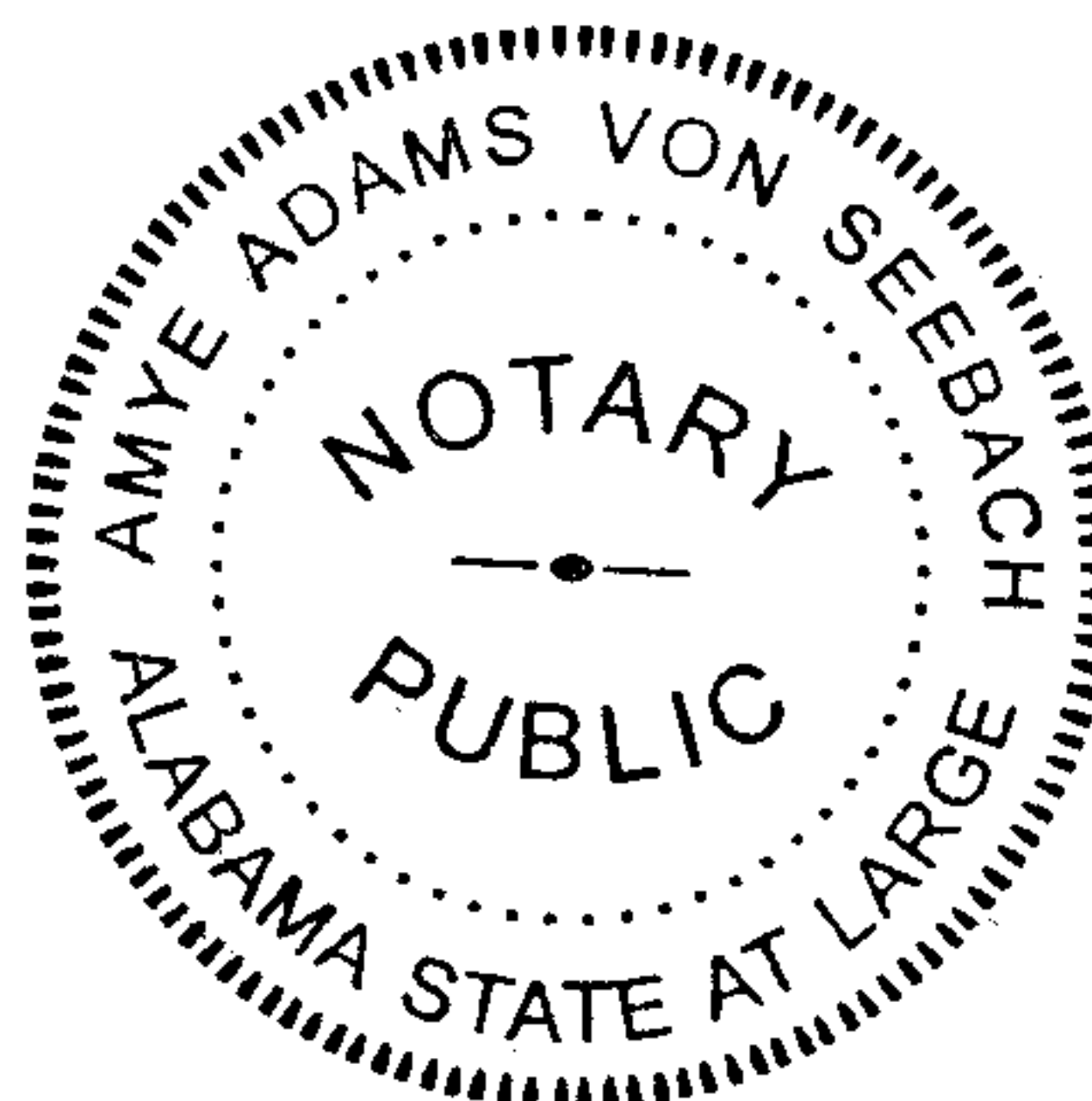
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Shane D. Schroeder, William M. Schroeder, Jr. and Shanda D. Holder, n/k/a Shanda D. Watts, whose name as Trustees of the William M. and Dorothy D. Schroeder, Irrevocable Trust, Trust, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacity as such Trustee, executed the same voluntarily on the day the same bears date.


Given under my hand this April 07, 2014.


Notary Public

MY COMMISSION EXPIRES
JUNE 17, 2017

My commission expires: _____




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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 Downs Family Trust - 2012, an
undivided one-half interest
William M. and Dorothy D. Schroeder
Irrevocable Trust, an undivided one-
half interest

Grantee's Name John L. Rush Jr.
Rebecca L. Rush

Mailing Address P O Box 180
Calera AL, AL 35040

Mailing Address 451 Wallace Drive

Shelby, AL 35143

Property Address Highway 42
Shelby, AL 35143

Date of Sale April 07, 2014

Total Purchase Price \$172,250.00

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 of 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 April 04, 2014

Print

William M. Schroeder Jr

Will M. Schulz

Grantor

Form RT-1

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