



20150121000021760 1/8 \$238.00
 Shelby Cnty Judge of Probate AL
 01/21/2015 11:22:32 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
 Ellis, Head, Owens & Justice
 P O Box 587
 Columbiana, AL 35051

SENT TAX NOTICE TO:
 Western REI, LLC
 3360 Davey Allison Blvd
 Hueytown, AL 35023

WARRANTY DEED

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

That in consideration of **TWO HUNDRED THOUSAND AND NO/100-----**
DOLLARS (\$200,000.00), to the undersigned grantor, **DOWNS 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 (herein referred to as
GRANTORS), in hand paid by the **GRANTEE** herein, the receipt of which is hereby
 acknowledged, the said **GRANTORS** do by these presents, grant, bargain sell and convey unto
WESTERN REI, LLC, (herein referred to as **GRANTEE**), the following described real estate,
 situated in **Shelby County, Alabama**, described as follows:

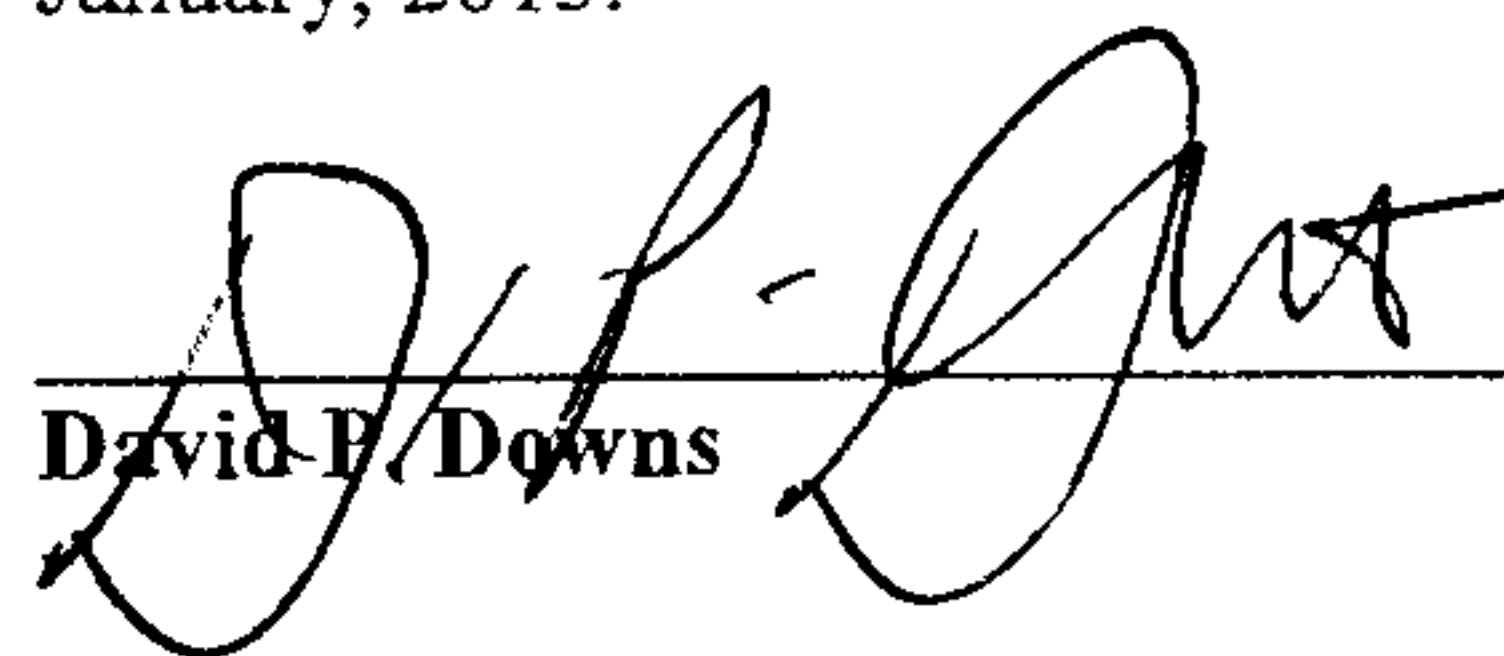
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

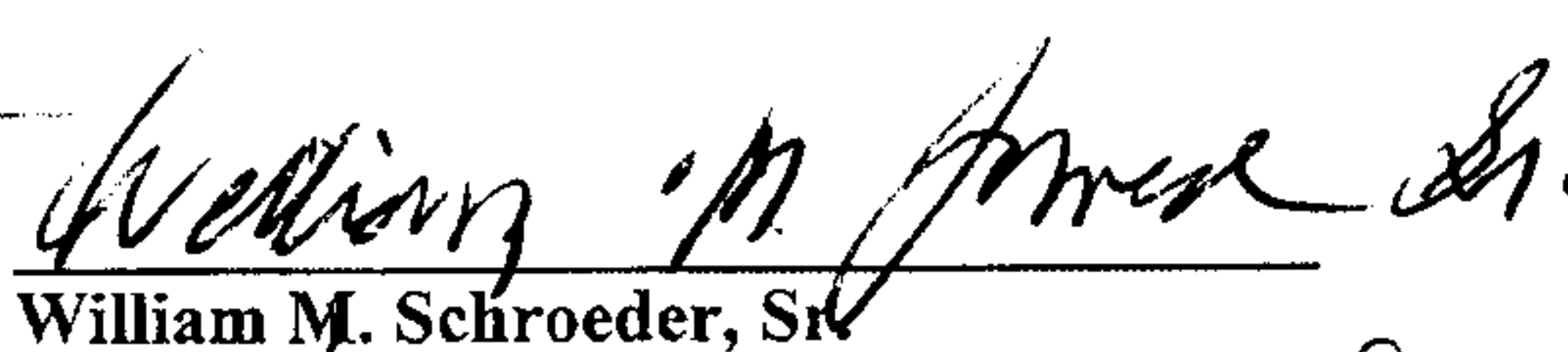
Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and
 permits of record.

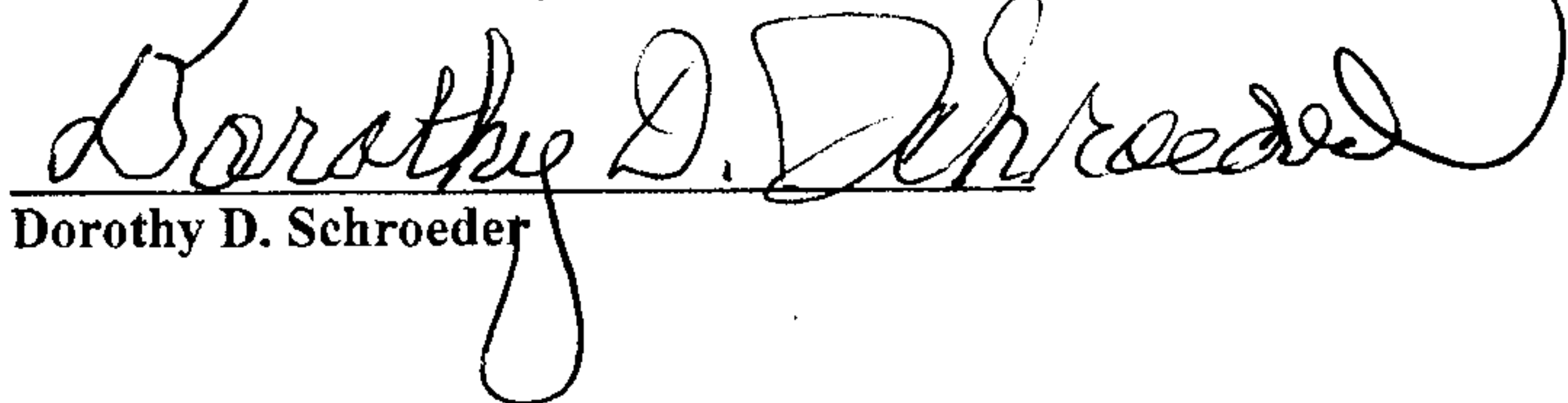
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and
 administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all
 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of
 January, 2015.


 David P. Downs

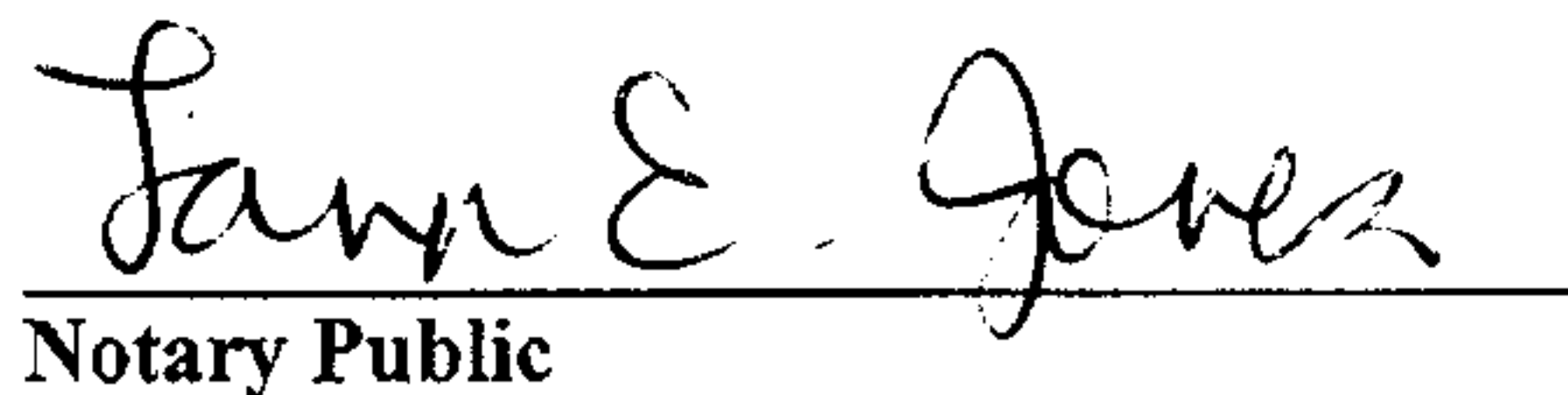

 William M. Schroeder, Sr.


 Dorothy D. Schroeder

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State,
 hereby certify that David P. Downs, William M. Schroeder, Sr. and Dorothy D. Schroeder,
 whose names are signed to the foregoing conveyance, and who are known to me,
 acknowledged before me on this day, that, being informed of the contents of the conveyance
 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of January, 2015.



 Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES MAY 1, 2018

Shelby County, AL 01/21/2015
 State of Alabama
 Deed Tax: \$200.00

EXHIBIT "A"
LEGAL DESCRIPTION


20150121000021760 2/8 \$238.00
Shelby Cnty Judge of Probate, AL
01/21/2015 11:22:32 AM FILED/CERT

Parcel I:

All that certain lot or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW corner of the SW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 00 deg. 00 min. 07 sec. East, a distance of 1323.63 feet to a point on the Southeasterly R. O. W. line of North River Drive, all further calls will be along R. O. W. until otherwise specified; thence North 20 deg. 53 min. 37 sec. East, a distance of 426.09 feet to a curve to the right, having a radius of 3004.83, a central angle of 03 deg. 46 min. 28 sec. and subtended by a chord which bears North 22 deg. 46 min. 51 sec. East, and a chord distance of 197.91 feet; thence along the arc of said curve, a distance of 197.95 feet; thence North 24 deg. 40 min. 05 sec. East, a distance of 221.85 feet to a curve to the right, having a radius of 410.72, a central angle of 25 deg. 34 min. 04 sec., and subtended by a chord which bears North 37 deg. 27 min. 07 sec. East, and a chord distance of 181.76 feet; thence along the arc of said curve, a distance of 183.28 feet; thence North 50 deg. 14 min. 09 sec. East, a distance of 184.57 feet to a curve to the right, having a radius of 226.67, a central angle of 95 deg. 03 min. 08 sec. and subtended by a chord which bears South 82 deg. 14 min. 17 sec. East, and a chord distance of 334.38 feet; thence along the arc of said curve, a distance of 376.04 feet; thence South 34 deg. 42 min. 43 sec. East, a distance of 80.47 feet to a curve to the left, having a radius of 272.74, a central angle of 64 deg. 29 min. 57 sec. and subtended by a chord which bears South 66 deg. 57 min. 41 sec. East, and a chord distance of 291.07 feet; thence along the arc of said curve, a distance of 307.03 feet; thence North 80 deg. 46 min. 47 sec. East, a distance of 102.08 feet; thence South 00 deg. 00 min. 31 sec. East and leaving said R. O. W. line, a distance of 2166.46 feet to the SE corner of the SW 1/4 of the NW 1/4 of said Section 7; thence North 89 deg. 41 min. 16 sec. West, a distance of 1319.73 feet to the POINT OF BEGINNING.

Parcel II:

Lots 1, and 2 according to the 1977 Addition to Shelby Shores, as recorded in Map Book 7, page 87, in the Probate Office of Shelby County, Alabama.

Parcel III:

Lots 44 and 45 according to the 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, page 33, in the Probate Office of Shelby County, Alabama.

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-2014
And William M. & Dorothy D. Schroder Irrevocable Trust
Mailing Address P O Box 180
Calera, AL 35040

Grantee's Name: Western REI, LLC
Mailing Address: 3360 Davey Allison Blvd
Hueytown, AL 35023

Property Address: Shelby Shores North Drive
Shelby, AL 35143

Date of Sale 1-14-15
Total Purchase Price \$ 200,000.00
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 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 1/16/15

Sign William M. Schroder Jr. Shanda S. Watts
(Grantor/Grantee/Owner/Agent) circle one

Print William M. Schroder Jr. Shanda S. Watts

☐ Unattested

Shane D. Schroder
(Verified by)

Form RT-1

20150121000021760 3/8 \$238.00
Shelby Cnty Judge of Probate, AL
01/21/2015 11:22:32 AM FILED/CERT

CERTIFICATION OF TRUST

This Certification of Trust for the **William M. and Dorothy D. Schroeder Irrevocable Trust** is furnished pursuant to § 19-3B-1013, Code of Ala. 1975, as amended, in lieu of providing a copy of the trust instrument, to establish the existence and terms of the trust as set for below.

1. Existence and Date of the Trust. The William M. and Dorothy D. Schroeder Irrevocable Trust (the "Trust") currently exists and was created by a written trust instrument executed on the 9th day of October, 1996, and modified by written agreement dated May 12, 2014.

2. Identity of Settlor. The Settlers of the Trust are William M. Schroeder and Dorothy D. Schroeder.

3. Identity and Address of Current Trustee. The current trustees of the Trust and their addresses are: Shane D. Schroeder, 190 Mountain Forest Trail, Calera, AL 35040; Shanda D. Watts, 1093 Country Club Circle, Hoover, AL 35241; and William M. Schroeder, Jr., 947 Timberline Circle, Calera, AL 35040.

4. Powers of the Trustee. The Trust provides that the Trustee, in addition to and without limitation of the powers provided by law, shall have such additional powers detailed in the original trust agreement. Included among those powers is the following power: to sell, exchange, transfer or convey, either before or after option granted, all or any part of said trust estate upon such terms and conditions as it sees fit; and to execute and deliver any and all contracts, conveyances, transfers or other instruments, and to do any acts necessary or desirable in the execution of the powers herein vested in it.

5. Revocability. The Trust is not revocable.

6. Signature Authority. The Trustees may sign all documents exercising the powers of the Trustee. Under the Trust no other person is required or needed to sign such documents for them to be effective as to the Trust.

7. Taxpayer Identification Number: The Trust's taxpayer identification number is _____.

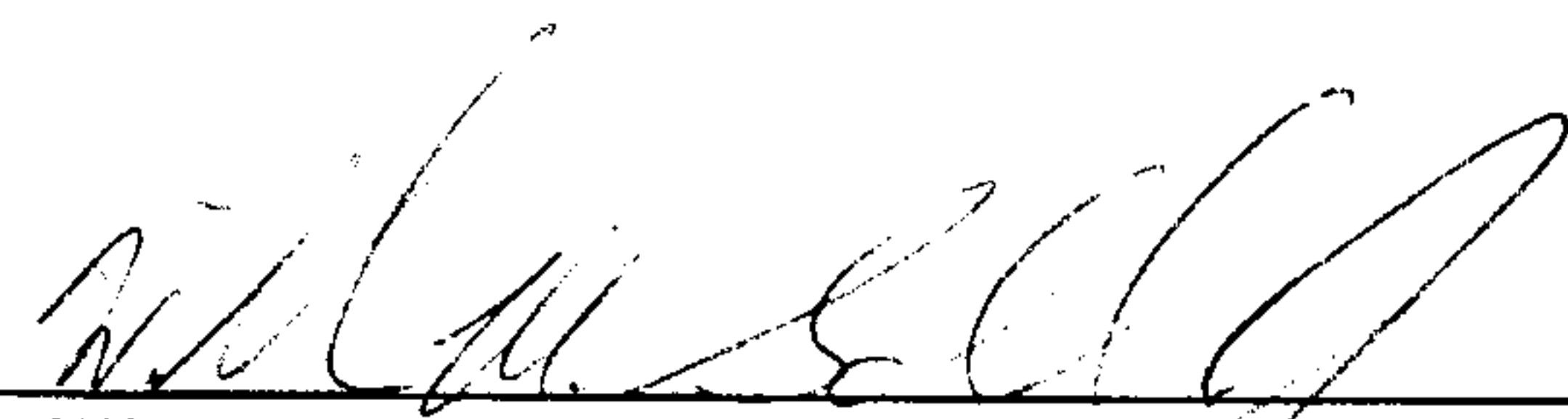
8. Name of Trust. The name in which title to trust property may be taken is William M. and Dorothy D. Schroeder Irrevocable Trust.

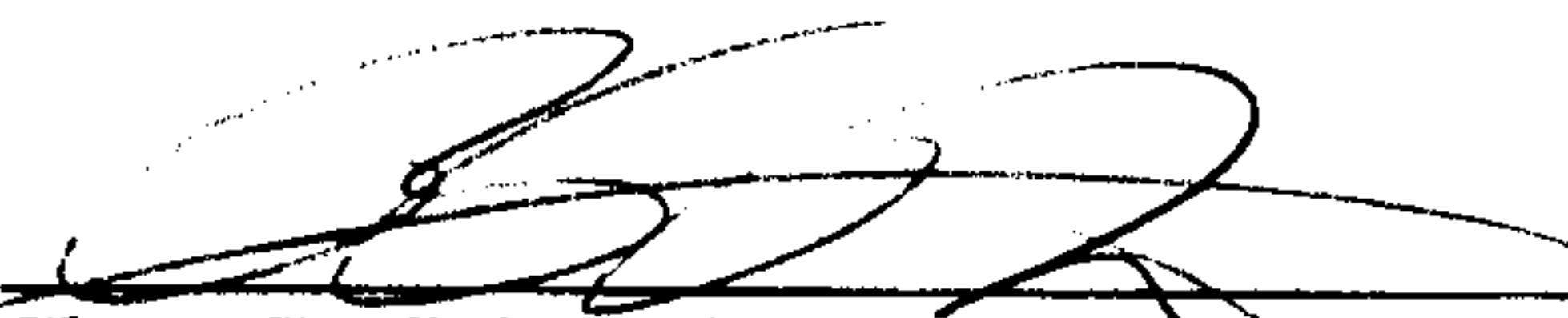
9. Trust Not Revoked or Amended. The Trust as amended on May 12, 2014, has not been revoked or further modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

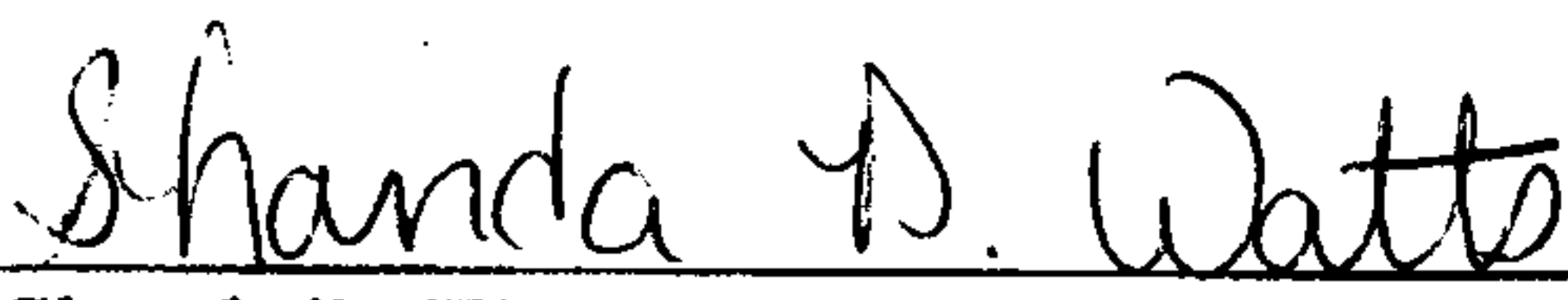
In witness whereof, the undersigned as Trustee has executed this Certification of Trust on this 16th day of January, 2015.



20150121000021760 4/8 \$238.00
Shelby Cnty Judge of Probate, AL
01/21/2015 11:22:32 AM FILED/CERT


William M. Schroeder, Jr. as Trustee of the
William M. and Dorothy D. Schroeder
Irrevocable Trust

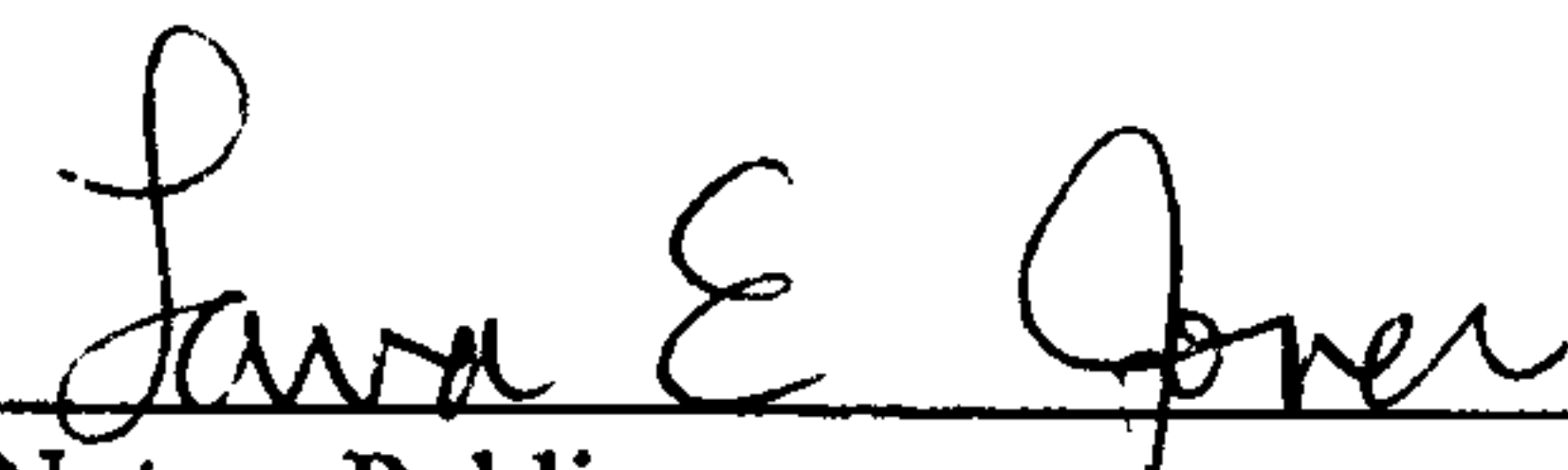

Shane D. Schroeder as Trustee of the William
M. and Dorothy D. Schroeder Irrevocable
Trust


Shanda D. Watts as Trustee of the William M.
and Dorothy D. Schroeder Irrevocable Trust

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William M. Schroeder, Jr., whose name as Trustee of the William M. and Dorothy D. Schroeder Irrevocable Trust, a trust, is signed to the foregoing certification, and who is known to me, acknowledged before me on this day that, being informed of the contents of the certification, he, as such trustee and with full authority, executed the same voluntarily for and as the act of said trust.


Given under my hand and official seal, this the 16 day of Jun., 2015.


Notary Public

MY COMMISSION EXPIRES MAY 1, 2018

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shane D. Schroeder, whose name as Trustee of the William M. and Dorothy D. Schroeder Irrevocable Trust, a trust, is signed to the foregoing certification, and who is known to me, acknowledged before me on this day that, being informed of the contents of the certification, he, as such trustee and with full authority, executed the same voluntarily for and as the act of said trust.


20150121000021760 5/8 \$238.00
Shelby Cnty Judge of Probate, AL
01/21/2015 11:22:32 AM FILED/CERT

Given under my hand and official seal, this the 16 day of Jan., 2015.

Lana E. Gower
Notary Public

MY COMMISSION EXPIRES MAY 1, 2018

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shanda D. Watts, whose name as Trustee of the William M. and Dorothy D. Schroeder Irrevocable Trust, a trust, is signed to the foregoing certification, and who is known to me, acknowledged before me on this day that, being informed of the contents of the certification, she, as such trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal, this the 16 day of Jan., 2015.

Lana E. Gower
Notary Public

MY COMMISSION EXPIRES MAY 1, 2018



20150121000021760 6/8 \$238.00
Shelby Cnty Judge of Probate, AL
01/21/2015 11:22:32 AM FILED/CERT

CERTIFICATION OF TRUST

This Certification of Trust for the **Downs Family Trust - 2012** is furnished pursuant to § 19-3B-1013, Code of Ala. 1975, as amended, in lieu of providing a copy of the trust instrument, to establish the existence and terms of the trust as set for below.

1. Existence and Date of the Trust. The Downs Family Trust - 2012 (the "Trust") currently exists and was created by a written trust instrument executed on the 20th day of November, 2012.

2. Identity of Settlor. The Settlor of the Trust is David P. Downs.

3. Identity and Address of Current Trustee. The current trustees of the Trust and their addresses are: William M. Schroeder, Jr., 947 Timberline Circle, Calera, AL 35040; and Shane D. Schroeder, 190 Mountain Forest Trail, Calera, AL 35040.

4. Powers of the Trustee. The Trust provides that the Trustee, in addition to and without limitation of the powers provided by law, shall have such additional powers detailed in the original trust agreement. Included among those powers is the following power: to sell, auction, convey, exchange, lease, or rent all or any portion of the trust.

5. Revocability. The Trust is not revocable.

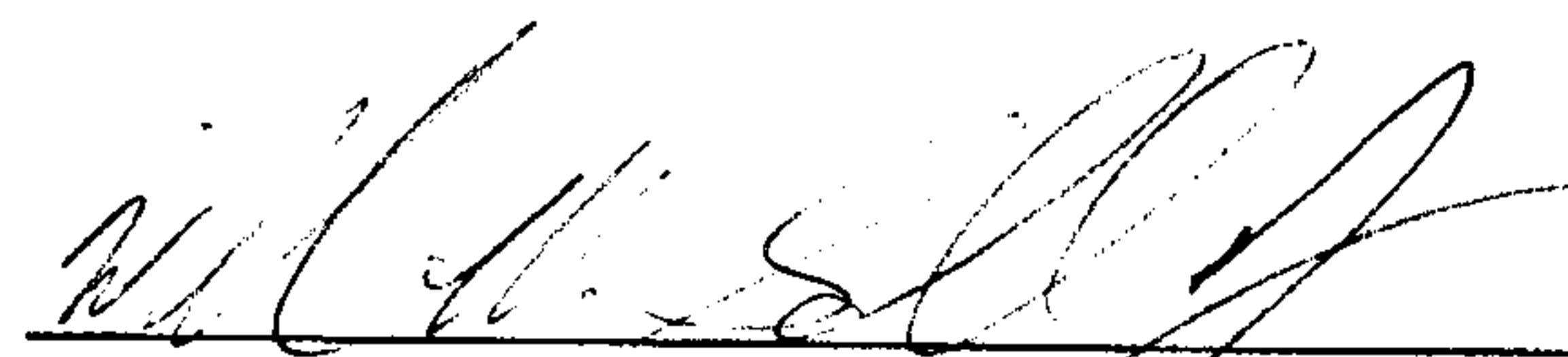
6. Signature Authority. Either Trustee alone may sign all documents exercising the powers of the Trustee. Under the Trust no other person is required or needed to sign such documents for them to be effective as to the Trust.

7. Taxpayer Identification Number: The Trust's taxpayer identification number is _____

8. Name of Trust. The name in which title to trust property may be taken is Downs Family Trust - 2012.

9. Trust Not Revoked or Amended. The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

In witness whereof, the undersigned as Trustee has executed this Certification of Trust on this 16th day of January, 2015.


William M. Schroeder, Jr. as Trustee of the
Downs Family Trust - 2012



20150121000021760 7/8 \$238.00
Shelby Cnty Judge of Probate, AL
01/21/2015 11:22:32 AM FILED/CERT

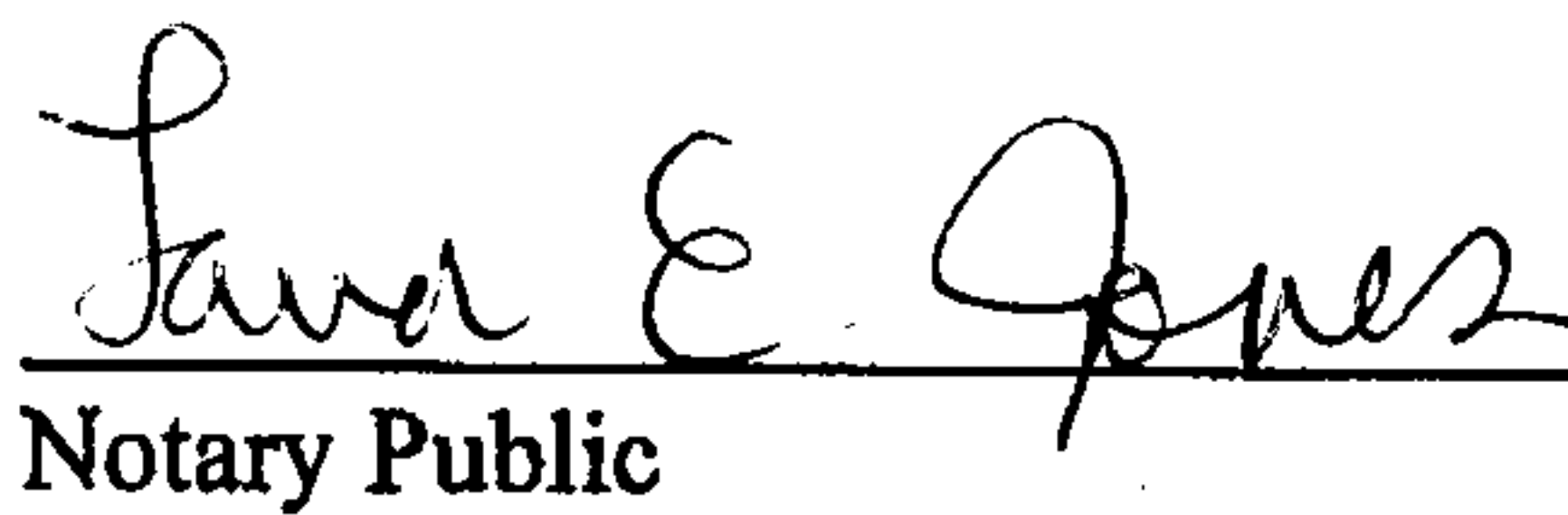


Shane D. Schroeder as Trustee of the Downs
Family Trust - 2012

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William M. Schroeder, Jr., whose name as Trustee of the Downs Family Trust - 2012, a trust, is signed to the foregoing certification, and who is known to me, acknowledged before me on this day that, being informed of the contents of the certification, he, as such trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal, this the 16 day of Jan., 2015.



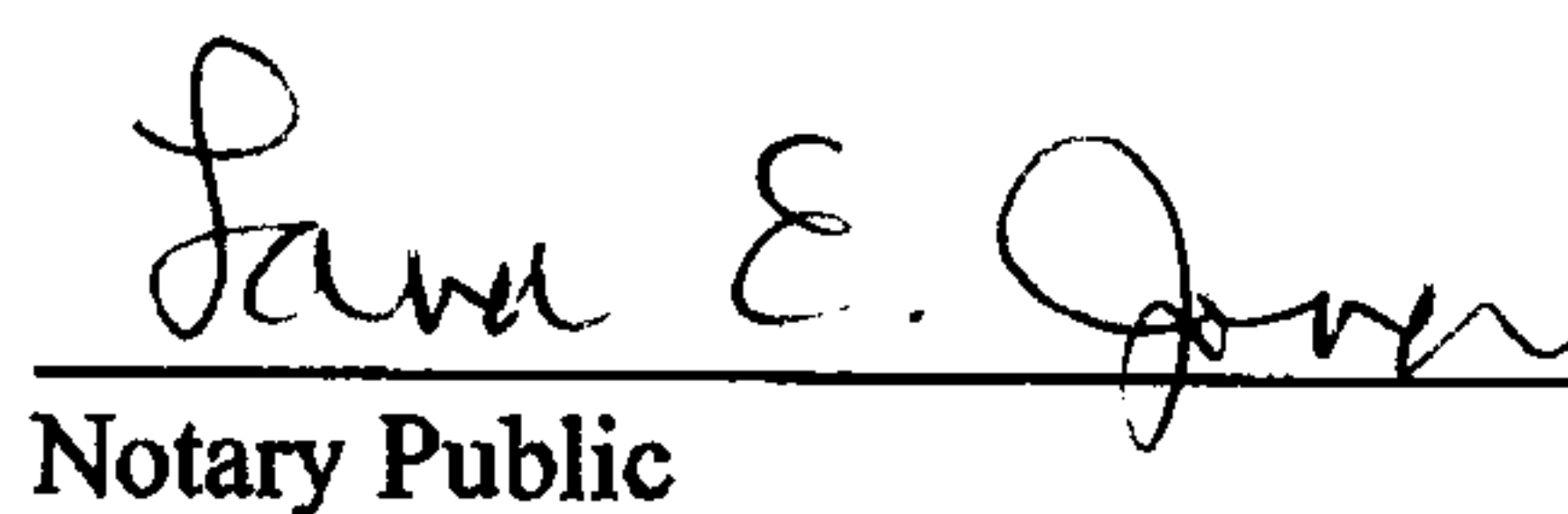
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

MY COMMISSION EXPIRES MAY 1, 2018

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shane D. Schroeder, whose name as Trustee of the Downs Family Trust - 2012, a trust, is signed to the foregoing certification, and who is known to me, acknowledged before me on this day that, being informed of the contents of the certification, he, as such trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal, this the 16 day of Jan., 2015.



Notary Public

MY COMMISSION EXPIRES MAY 1, 2018



20150121000021760 8/8 \$238.00
Shelby Cnty Judge of Probate, AL
01/21/2015 11:22:32 AM FILED/CERT