

SEND TAX NOTICE TO:
Mark Schroeter & Randall White
3500 Polo Parc Court
Hoover, AL 35226

THIS INSTRUMENT WAS PREPARED BY:
ELLIS, HEAD, OWENS & JUSTICE
P O BOX 587
COLUMBIANA, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 05/01/2015
State of Alabama
Deed Tax: \$130.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Sixty Thousand and no/100----- Dollar (\$360,000.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **WOODLAND VILLAGE MOBILE HOME COMMUNITY, LLC**, an Alabama Limited Liability Company (herein referred to as grantor) do grant, bargain, sell and convey unto **MARK SCHROETER and RANDALL WHITE**, (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

\$230,000.00 of the above recited purchase price was paid by a purchase money mortgage being recorded simultaneously herewith.

And Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has, by its Members, hereunto set its hand and seal, this 30th day of April, 2015.

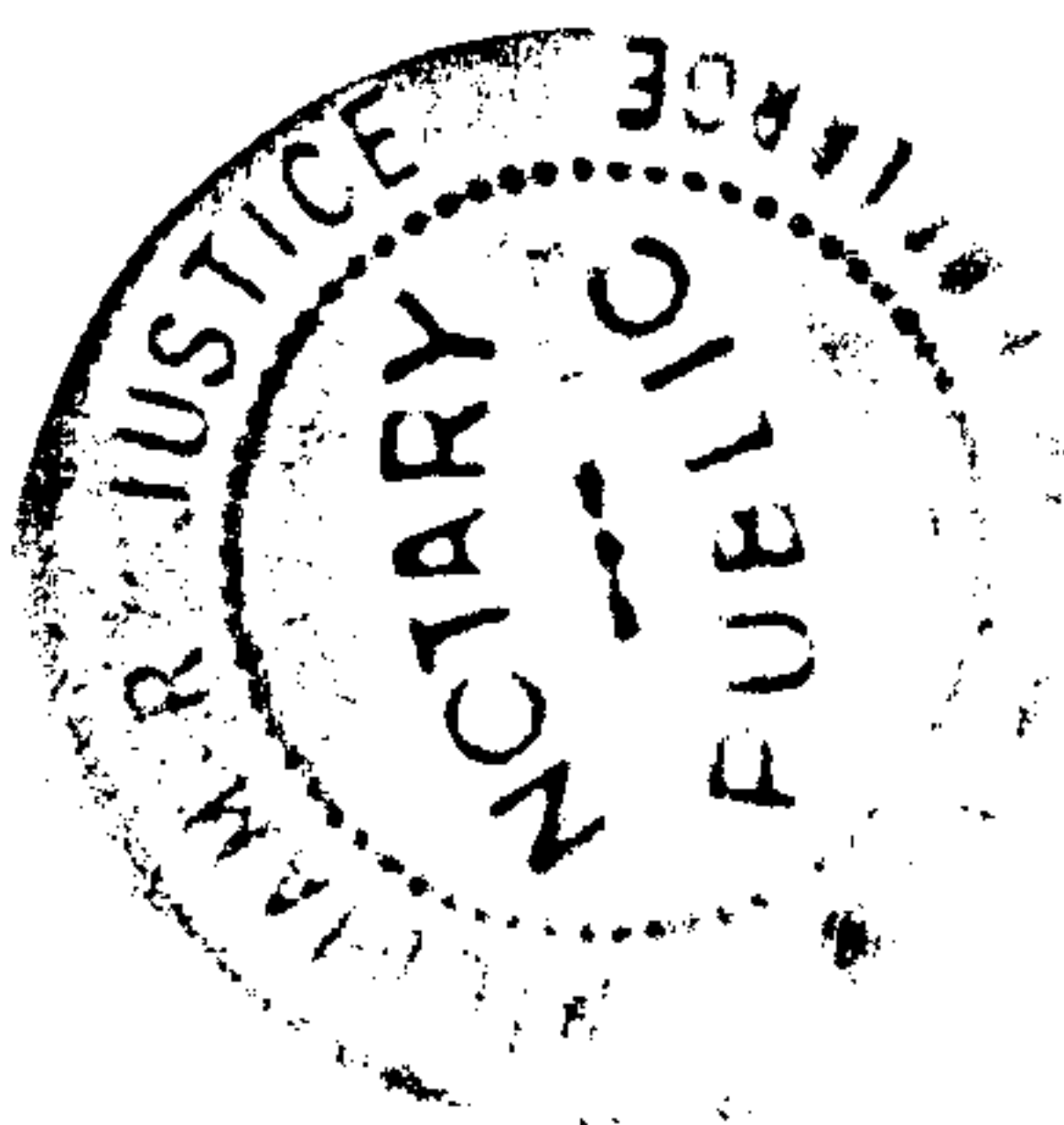
WOODLAND VILLAGE MOBILE HOME COMMUNITY, LLC
an Alabama Limited Liability Company

BY: [Signature]
Clifford J. Balzli, Its Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clifford J. Balzli, whose name as Member of Woodland Village Mobile Home Community, 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, as such Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, and that such instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

Given under my hand and official seal, this the 30th day of April, 2014.



[Signature]
Notary Public
My Commission Expires: 04/30/15

20150501000142620 1/3 \$150.00
Shelby Cnty Judge of Probate, AL
05/01/2015 09:44:49 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the SE 1/4 of the NW 1/4, Section 22, Township 19 South, Range 1 East; thence run North along the East line of said 1/4-1/4 section a distance of 993.75 feet; thence turn a deflection angle of 90 degrees 36 minutes 49 seconds to the left and run a distance of 668.25 feet to the point of beginning; thence continue in the same direction a distance of 720.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run a distance of 200.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run a distance of 640.00 feet, to the East right of way of Shelby County Hwy. No. 55; thence turn a deflection angle of 75 degrees 22 minutes 50 seconds to the left, to the tangent of a right of way curve, and run along said r/w curve (whose Delta Angle is 3 degrees 17 minutes 08 seconds to the right, Radius is 3934.18 feet; tangent is 112.83 feet, length of curve is 225.60 feet); thence turn a deflection angle of 108 degrees 32 minutes 08 seconds to the left and run a distance of 1425.51 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run a distance of 408.80 feet to the point of beginning. Situated in the S 1/2 of the NW 1/4, Section 22, Township 19 South, Range 1 East, Shelby County, Alabama.

According to the survey of Frank W. Wheeler, Ala. Reg. L.S. No. 3385, dated November 4, 1985.



20150501000142620 2/3 \$150.00
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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 Woodland Village Mobile Home

Community, LLC

Mailing Address PO Box 34
Columbiana, AL 35051

Grantee's Name Mark & Sarah Schroeter

Randall D. & Louise S. White

Mailing Address 3500 Polo Parc Court

Hoover, AL 35226

Property Address 10676 Hwy. 55
Sterrett, AL 35147

Date of Sale 4-30-14

Total Purchase Price \$ 360,000.00

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


20150501000142620 3/3 \$150.00
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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 4-30-14

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

Clifford J. Balzli, member

Unattested

(Verified by)