

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
Harrelson Law Firm, LLC  
15 Southlake Lane, Ste 130  
Hoover, AL 35244

Send Tax Notice To:  
Mark Schroeter  
Sarah Schroeter  
494 Founders Park Drive East  
Hoover, AL 35226

**WARRANTY DEED**

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

That in consideration of **ONE HUNDRED FIFTY SIX THOUSAND TWO HUNDRED FIFTY and 00/100 Dollars (\$156,250.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Parkview Forest Products, Inc., an Alabama corporation**, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Mark Schroeter and Sarah Schroeter, husband and wife**, (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit A.

Subject to:

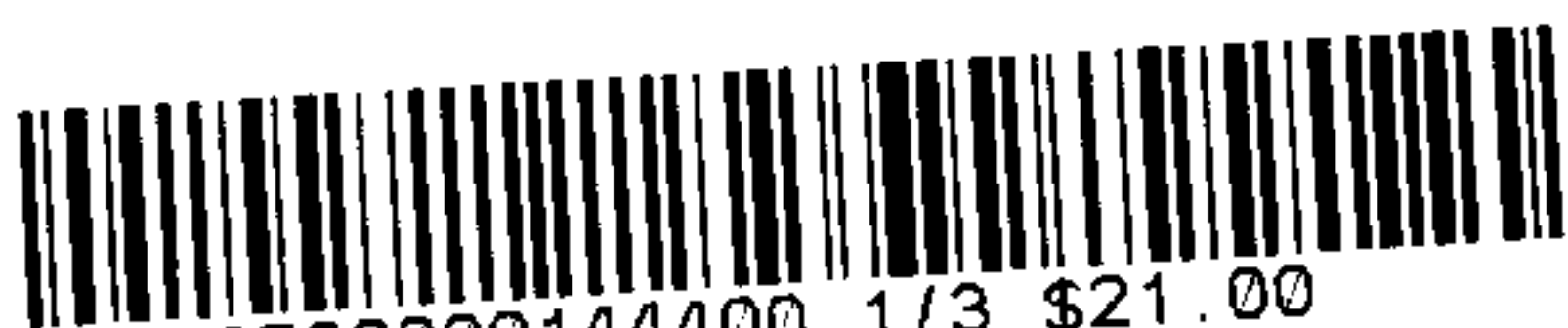
1. Ad valorem taxes due and payable October 1, 2016 and all subsequent years thereafter;
2. Mineral and Mining Rights not owned by Grantor;
3. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.
4. No garage may open to the front of the house;
5. Any house built on the property must contain a minimum of 3500 square feet of heated and air conditioned living space.

\$156,250.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

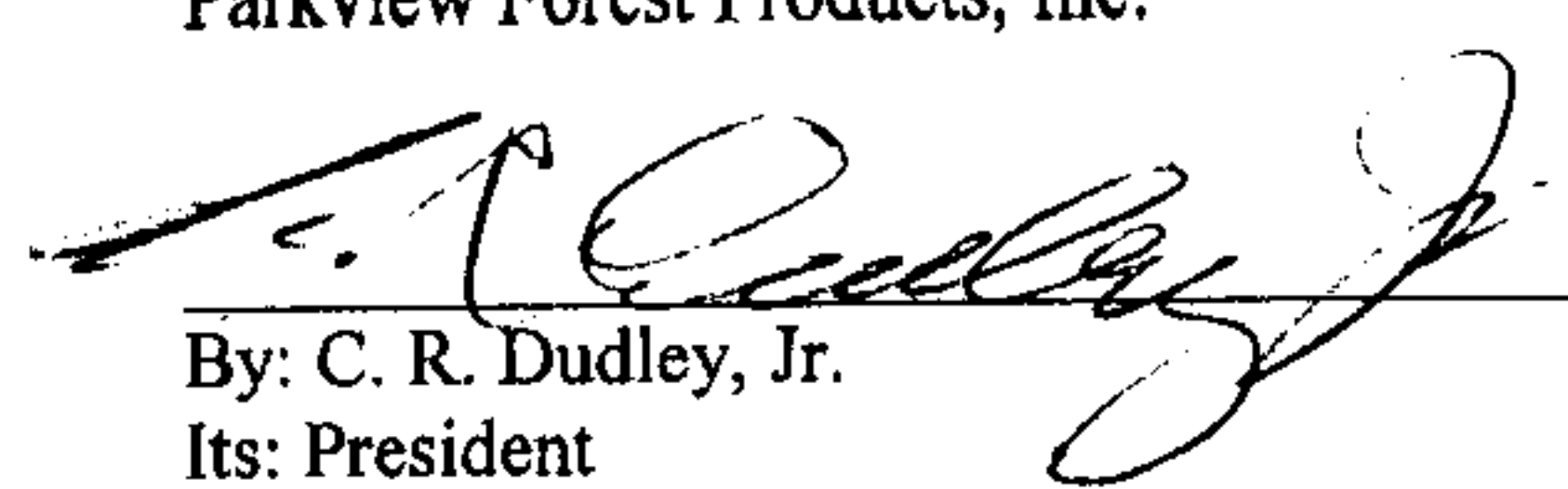
TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 12 day of April, 2016.

  
20160502000144400 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/02/2016 11:07:28 AM FILED/CERT


Parkview Forest Products, Inc.

  
By: C. R. Dudley, Jr.  
Its: President

STATE OF ALABAMA            )  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that C.R. Dudley, Jr., whose name as President of Parkview Forest Products, Inc., an Alabama corporation, 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, he as such officer and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand, this 12 day of April, 2016.

  
NOTARY PUBLIC  
My Commission Expires: 8/28/2016


# **EXHIBIT "A"**

## **Legal Description:**

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said section a distance of 840.21 feet to a point; thence deflect  $87^{\circ}44'20''$  and run to the right in a Southerly direction a distance of 1193.11 feet to the Point of Beginning of the herein described parcel; thence continue along last described course in a Southerly direction a distance of 267.51 feet to a point; thence turn an interior angle of  $90^{\circ}31'30''$  and run to the right in a Westerly direction a distance of 406.23 feet to a point; thence turn an interior angle of  $90^{\circ}00'00''$  and run to the right in a Northerly direction a distance of 267.50 feet to a point; thence turn an interior angle of  $90^{\circ}00'00''$  and run to the right in an Easterly direction a distance of 408.68 feet to the Point of Beginning.

The above described parcel includes and is subject to a 60 foot easement for ingress/egress and utilities along Jasmine Hill Road, said easement lying 30 feet on either side of and parallel to the following described centerline:

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said section a distance of 840.21 feet to a point; thence deflect  $87^{\circ}44'20''$  and run to the right in a Southerly direction a distance of 1193.11 feet to a point; thence deflect  $89^{\circ}28'30''$  and run to the right in a Westerly direction a distance of 408.68 feet to the point of beginning of the herein described centerline; thence deflect  $90^{\circ}00'00''$  and run to the left in a Southerly direction a distance of 913.50 feet to a point; thence run along the arc of a curve to the left having a central angle of  $25^{\circ}10'10''$  and a radius of 1450.00 feet in a Southerly to Southeasterly direction a distance of 636.97 feet to a point; thence run tangent to last described curve in a Southeasterly direction a distance of 704.54 feet to a point on the Northwesterly right-of-way of Alabama Highway #119 and the end of the herein described centerline.

  
20160502000144400 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/02/2016 11:07:28 AM FILED/CERT



## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Packview Forest Products Inc  
Mailing Address PO Box 1566  
Birmingham AL 35201

Grantee's Name Mark Schroeder  
Mailing Address Sarah Schroeder  
494 Founders Park Dr  
Hoover, AL 35226

Property Address See Legal Description  
attached to Deed

Date of Sale 4-12-16

Total Purchase Price \$ 156,250.00

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 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 4-12-16

Print Gregory D Harrelson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20160502000144400 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
05/02/2016 11:07:28 AM FILED/CERT

Form I