

This Instrument was Prepared by:
Jacqueline Albright Burnett
197 Albright Farm Road
Montevallo, AL 35115

Send Tax Notice To: Robert Schoene
Elizabeth Annette Schoene
197 Albright Farm Road
Montevallo, AL 35115

WARRANTY DEED

State of Alabama
Shelby County } Know All Men by These Presents,

That in consideration of the sum of **One Hundred Seventy Three Thousand Dollars and No Cents (\$173,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Jacqueline Albright Burnett, a single woman** (herein referred to as grantor), does grant, bargain, sell and convey unto **Robert Schoene and Elizabeth Annette Schoene** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Commence at the NE corner of the NE Quarter of the NE Quarter of Section 1, Township 22 S, Range 3 W, Shelby County, Alabama and run N 86°18'30" W for 889.22 feet, Thence South for 684.59 feet, thence S 38°21'40" E for 117.55 feet to the POINT OF BEGINNING. Thence N 47°48'09" E for 368.27 feet to the centerline of a 60 foot easement, thence along said centerline S 41°12'02" E for 280.96 feet, thence S 44°24'21" W for 62.05 feet, thence S 44°24'21" W for 497.34 feet to the centerline of Spring Creek, thence leaving said easement run in a northerly direction along the centerline of Spring Creek 435.50 feet, thence leaving said creek N 47°48'09" E for 12.00 feet back to the POINT OF BEGINNING.

According to the survey by Alabama Surveying & Mapping, Randall C. Phillips, AL Reg. #31148 dated August 24, 2017.

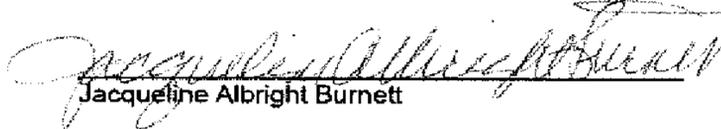
ALSO Easement for Ingress and Egress shown in Deed Book 356, Page 01, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

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 the 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.

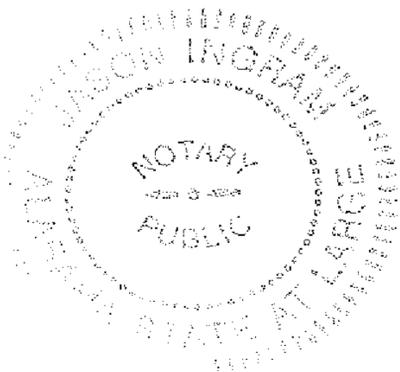
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of August, 2017.

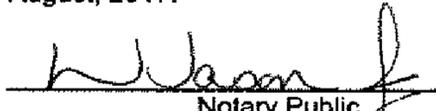
 (Seal)
Jacqueline Albright Burnett

State of Alabama
Shelby County } General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Jacqueline Albright Burnett, a single woman** whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of August, 2017.




Notary Public
Jason Ingram
My commission Expires
July 13th, 2019

Real Estate Sales Validation Form

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

Grantor's Name Jacqueline Albright Burnett
Grantee's Name Robert Schoene Elizabeth Anette Schoene
Mailing Address 197 Albright Farm Road Montevallo, AL 35115
Property Address 197 Albright Farm Road Montevallo, AL 35115
Date of Sale August 31, 2017
Total Purchase Price \$173,000.00
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 (checked)
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 08/31/2017

Print Jacqueline Albright Burnett

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/05/2017 01:07:06 PM
S191.00 CHERRY
20170905000323640

Signature