

This Instrument Was Prepared By:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Mark Schroeter
c/o Randall Dean White
3500 Polo Parc Court
Hoover AL 35226

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty One Thousand (\$31,000.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Joseph Rodda and wife Irene Morales Mauss** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Mark Schroeter** hereinafter called "Grantee", all my right, title and interest in and to the following real estate as described below:

See Exhibit A

Shelby County, AL 12/05/2017
State of Alabama
Deed Tax: \$31.00

20171205000436430 1/4 \$55.00
Shelby Cnty Judge of Probate, AL
12/05/2017 04:23:21 PM FILED/CERT

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 28 day of October, 2017.

GRANTOR

JOSEPH RODDA

STATE OF ALABAMA

COUNTY OF SHELBY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, **JOSEPH RODDA**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28 day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 4/26/2020

GRANTOR

Irene Morales Mauss
IRENE MORALES MAUSS

STATE OF ALABAMA

COUNTY OF SHELBY

ACKNOWLEDGMENT

I, C. B. Smith, a Notary Public for the State at Large, hereby certify that the above posted name, **IRENE MORALES MAUSS**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28 day of November, 2017.

[Signature]
NOTARY PUBLIC
My Commission Expires: 4/26/2020



20171205000436430 2/4 \$55.00
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EXHIBIT "A" LEGAL DESCRIPTION

Part of the NE 1/4 of SE 1/4 and SE 1/4 of NE 1/4, all in Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of the SE 1/4 of NE 1/4 of said Section, run in a Northerly direction along the West line of said 1/4 - 1/4 Section for a distance of 199.82 feet; thence turn an angle to the right of 140 degrees 37 minutes 25 seconds and run in a Southeasterly direction for a distance of 747.83 feet to the point of beginning; thence turn an angle to the right of 180 degrees and run in a Northwesterly direction for a distance of 275.00 feet; thence turn an angle to the right of 91 degrees 31 minutes 40 seconds and run in a Northeasterly direction for a distance of 527.75 feet; thence turn an angle to the right of 87 degrees 23 minutes 40 seconds and run in a Southeasterly direction for a distance of 11.00 feet to a point of curve, said curve being concave in a Southwesterly direction and having a radius of 348.09 feet and a central angle of 15 degrees 04 minutes; thence turn an angle to the right and run in a Southeasterly direction along the arc of said curve for a distance of 91.53 feet to the end of said curve; thence run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 131.00 feet to a point of curve; said curve being concave in a Northeasterly direction and having a radius of 292.32 feet and a central angle of 12 degrees 58 minutes; thence turn an angle to the left and run in a Southeasterly direction along the arc of said curve for a distance of 66.16 feet to the end of said curve; thence turn an angle to the right and run in a Southwesterly direction for a distance of 478.38 feet to the point of beginning.

A parcel of land in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of said Section 29; thence run North along the West 1/4-1/4 line 199.82 feet; thence turn right 140 degrees 37 minutes 25 seconds and run Southeast 472.83 feet; thence turn left 88 degrees 28 minutes 20 seconds and run Northeast 227.75 feet to the point of beginning; thence continue last course 300.00 feet to a point on the West right of way of Dusty Hollow Road; thence turn right 87 degrees 23 minutes 40 seconds and run Southeast 11.00 feet along said right of way to the point of a clockwise curve having a delta angle of 09 degrees 49 minutes 05 seconds and a radius of 348.09 feet; thence run along the arc of said curve 59.65 feet to a point in the center of a chert drive; thence turn right 44 degrees 12 minutes 54 seconds from tangent and run Southwest along said drive 43.32 feet; thence turn 11 degrees 30 minutes 41 seconds and continue Southwest along said drive 60.30 feet; thence turn right 12 degrees 59 minutes 48 seconds and continue Southwest along said drive 42.64 feet; thence turn right 33 degrees 21 minutes 04 seconds and continue Southwest along said drive 50.19 feet; thence turn right 37 degrees 38 minutes 14 seconds and run West 33.83 feet; thence turn left 35 degrees 09 minutes 13 seconds and run Southwest 113.39 feet; thence turn right 91 degrees 15 minutes 08 seconds and run Northwest 156.36 feet to the point of beginning.

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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 Joseph Rodda
Mailing Address Irene Morales Mauss
Same

Grantee's Name Mark Shroeter
Mailing Address _____

Property Address 4600 Dusty Hollow Rd
Columbiana AL 35051

Date of Sale 11/28/17
Total Purchase Price \$ 31000

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 11/28/2017

Unattested

(verified by)

Print Christopher R. Smithman

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1