

TITLE NOT CHECKED

VALUE: \$500.00

20200903000393540 1/3 \$30.50  
Shelby Cnty Judge of Probate, AL  
09/03/2020 03:26:34 PM FILED/CERT

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
SHELBY COUNTY**

**Know All Men By These Presents,**

That in consideration of **One and 00/100 (\$1.00) Dollars** to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, I/ we,

**James O. Schrader and wife, Bonnie F. Schrader**

(herein referred to as Grantor(s) do/does grant, bargain, sell and convey unto

**Carl Schrader and Kris Schrader**

(hereinafter referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to-wit:

**Parcel I.**

A part of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 14, Township 24, Range 15 East, more particularly described as follows: Commence at the Northwest corner of the said  $\frac{1}{4}$ - $\frac{1}{4}$  Section and run thence East along the Northern boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 416 feet to point of beginning; thence continue in the same direction along the Northern boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 904 feet, more or less, to the Northeast corner thereof; thence turn to the right and run Southerly along the Eastern boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 481 feet; to a point; thence turn to the right and run Westerly parallel with the Northern boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 904 feet, more or less, to a point which is due South from the point of beginning on a line parallel with the Western boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn to the right and run Northerly parallel with the Western boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 481 feet to point of beginning.

**Parcel II.**

A part of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 14, Township 24, Range 15 East, more particularly described as follows: Commence at the Northwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for point of beginning; run thence in a Southerly direction along the western boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 208 feet to a point; thence turn to the left and run in an Easterly direction parallel with the Northern boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 416 feet to a point; thence turn to the left and run in a Northerly direction parallel with the western boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 208 feet to a point on the Northern boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn to the left and run Westerly along the Northern boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 416 feet to the point of beginning.

There is also conveyed to grantees, their heirs, successors and assigns the right to take water for domestic purposes from the spring located on land owned by grantors which said spring lies in an Easterly direction from the property herein above conveyed and approximately 310 feet therefrom, together with a right of way or easement 5 feet in width leading from said spring in a straight line to the midpoint of the eastern boundary of property hereinabove conveyed for the purpose of laying water lines, installing pumps or other mechanical means for carrying said water from said spring to the property here conveyed.

**Parcel III.**

Southwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  of Section 14, Township 24, Range 15 East less and except the following described parcel of real property:

10 acres in a square in the Southeast corner of Southwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  of Section 14, Township 24, Range 15 East.

Shelby County, AL 09/03/2020  
State of Alabama  
Deed Tax:\$ .50



**Parcel IV.**

A part of the Southwest ¼ of the Northeast ¼ of Section 14, Township 24, Range 15 East, more particularly described as follows: Commence at the Northwest corner of said ¼-¼ Section and run in a Southerly direction along the Western boundary of said ¼-¼ Section

a

distance of 208 feet to the point of beginning; thence continue in a Southerly direction along the Western boundary of said ¼-¼ Section a distance of 280 feet; thence turn an angle to the left and run in an Easterly direction parallel with the North line of said ¼-¼ Section a distance of 416 feet to a point; thence turn an angle to the left and run in a Northerly direction parallel with the West line of said ¼-¼ Section a distance of 280 feet; thence turn an angle to the left and run in a Westerly direction and parallel with the North line of said ¼-¼ Section a distance of 416 feet to point of beginning.

It is the intent of the grantor to convey to grantee herein all of his right, title and interest in the hereinabove described property, which constitutes the home place and approximately two acres of land of the deceased parents of the grantor and grantee, Arter Higgins and Edna Higgins, whether correctly described herein or not.

**RESERVATION OF LIFE ESTATE**

The grantor(s) do/does hereby reserve(s) unto himself/herself/themselves a life estate in and to the above described lands to use, consume, occupy, live on and to generally do all things allowed by law for a life tenant.

**GRANTEE'S ADDRESS**

616 Higgins Road  
Shelby, Alabama 35143

**PREPARED BY:**

Bill Speaks  
Attorney at Law  
500 3<sup>rd</sup> Avenue North  
Clanton, Alabama 35045

**To Have and to Hold**, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do/does, for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I/we am/are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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/we have hereunto set my/our hand(s) and seal(s) this the 2<sup>nd</sup> day of September, 2020.

James O. Schrader  
James O. Schrader

Bonnie F. Schrader  
Bonnie F. Schrader


**STATE OF ALABAMA  
CHILTON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James O. Schrader and wife, Bonnie F. Schrader**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2<sup>nd</sup> day of September, 2020.

Frederick Lynn Garrison  
Notary Public

My Commission Expires: 11-16-21

  
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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 James O. and Bonnie F. Schrader  
Mailing Address 616 Higgins Road  
Shelby, Alabama 35143

Grantee's Name Carl and Kris Schrader  
Mailing Address 616 Higgins Road  
Shelby, Alabama 35143

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ GIFT  
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 \_\_\_\_\_

Print Bonnie F. Schrader

Unattested \_\_\_\_\_

Sign Bonnie F. Schrader

(Grantor/Grantee/Owner/Agent) circle one

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Print Form

Form RT-1