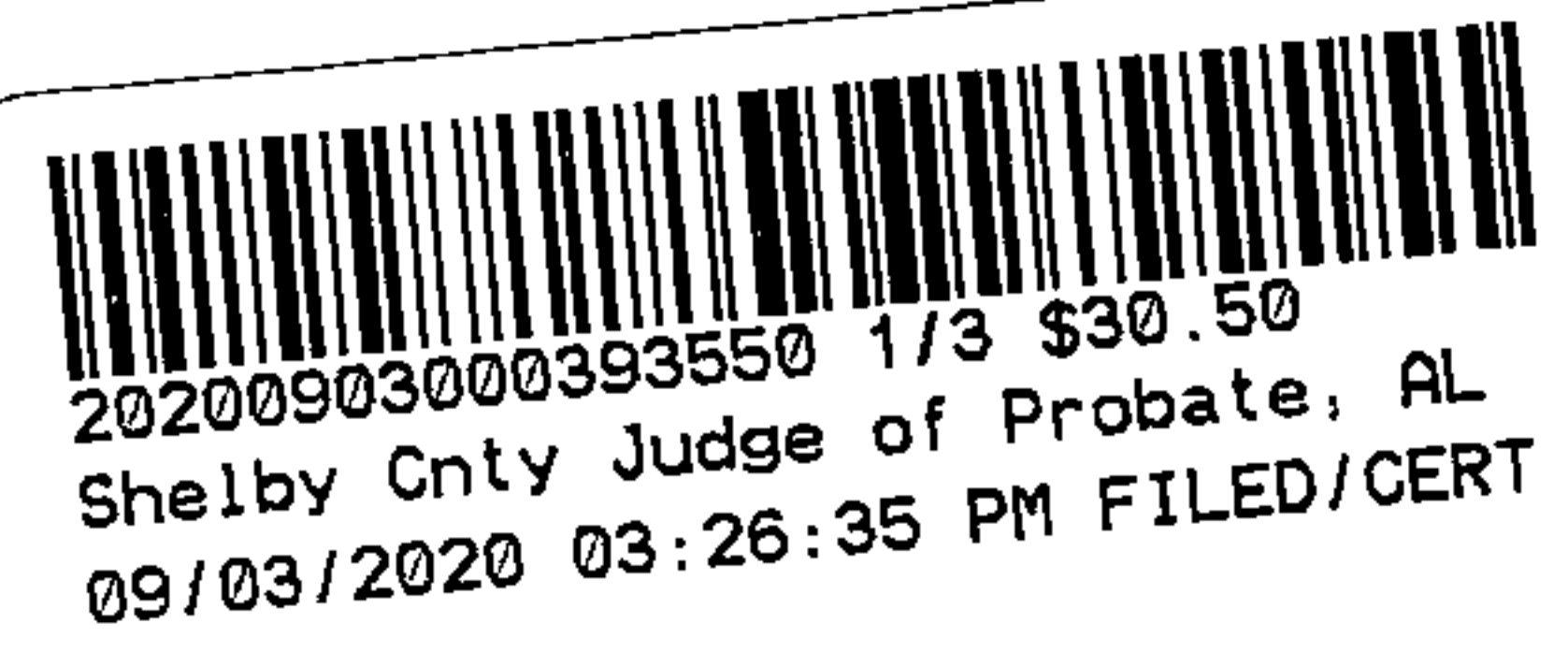


TITLE NOT CHECKED

VALUE: \$500.00



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

Karen Schrader Bevard and Christopher R. Bevard

(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 North ½ of the Southeast ¼ of Southeast ¼, Section 16, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: From the Northwest corner of said ½-¼-¼ section, as beginning point, run along the West ¼-¼ line South 00 degrees 21' West 682.57 feet; thence run South 87 degrees 38' 33" East 209.21 feet to the north or westerly R.O.W. line of County Hwy No. 311; thence run along said R.O.W. line North 46 degrees 10' 13" East 174.14 feet; thence continue along said R.O.W. line North 57 degrees 38' 21" East 960.44 feet to a point where said line is intersected by the north line of said ¼-¼ section; thence run along said ¼-¼ line North 87 degrees 09' 45" West 1143.27 feet, back to the P.O.B., and containing 10.18 acres, more or less. Situated in Shelby County, Alabama. According to survey of J.S. Pilkington, Alabama Reg. #1304, dated March 8, 1988.

Subject to the following:

1. Any party of caption lands lying within a public roadway;
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto;
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 131, Page 394 in Probate Office of Shelby County, Alabama.

Parcel II.

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 24, 25, 26, 27, 28, 29, 30, 31 and 32, in Block 137, according to Safford's Survey of Shelby, Alabama, as shown by map recorded in the Probate Office of Shelby County, Alabama.

ALSO, a tract of land beginning at the Northeast corner of Block 137, and run South 86 degrees 30 minutes, West 225 feet; thence run North 3 degrees 30 minutes West 65 feet; thence run North 86 degrees 30 minutes East 225 to the West line of 8th Street; thence South 3 degrees 30 minutes East 65 feet to the point of beginning.

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 3rd 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 2nd 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 2nd day of September, 2020.

Andrea Lynn Garrison
Notary Public

My Commission Expires: 11.16.21

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 Karen Schrader Bevard and Christopher R. Bevard
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



20200903000393550 3/3 \$30.50
Shelby Cnty Judge of Probate, AL
09/03/2020 03:26:35 PM FILED/CERT

Print Form

Form RT-1