

Send Tax Notice to:

Jerry A. Schofield, Gayla Schofield
Robert B. Schofield and Jaclyn Schofield

207 Dakota Bend + 232 Dakota Bend
Calera, AL 35040

20201005000450240
10/05/2020 01:41:07 PM
DEEDS 1/3

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SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Six Hundred Seventy Five Thousand and 00/100 Dollars (\$675,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Darvin Duane Fred and Janet Anderson Fred, Trustees of the Fred Living Trust dated December 27, 2012 and Darvin D. Fred and wife Janet A. Fred individually** (herein referred to as grantor, whether one or more) whose mailing address is 207 DAKOTA BEND, CALERA, AL-35040 grant, bargain, sell and convey unto **Jerry A. Schofield, Gayla Schofield, Robert B. Schofield and Jaclyn Schofield** (herein referred to as grantees) whose mailing address 207 + 232 Dakota Bend Calera AL 35040, for and during their joint lives as joint tenants 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**, having an address 207 Dakota Bend, Calera, AL 35040 to wit:

A parcel of land situated in Shelby County, Alabama lying in the NE¼ of the NW¼ of Section 8, Township 22 South, Range 2 West more particularly described as follows:

Begin at the NW Corner of the NE¼ of the NW¼ of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the Point of Beginning; thence S87°10'58"E, a distance of 338.72'; thence N88°09'53"E, a distance of 339.79'; thence S05°59'52"W, a distance of 338.27'; thence N86°33'58"W, a distance of 43.71'; thence S11°53'03"E, a distance of 256.35'; thence S52°58'16"E, for a distance of 53.34'; thence S37°01'44"W, a distance of 126.11'; thence N11°53'03"W, a distance of 395.87'; thence N86°33'58"W, a distance of 124.35'; thence S04°20'22"W, a distance of 62.00'; thence N86°33'50"W, a distance of 111.20'; thence S00°51'35"E, a distance of 124.35'; thence S01°51'27"W, a distance of 189.06'; thence N89°43'16"W, a distance of 391.01'; thence N00°00'31"E, a distance of 690.01' to the Point of Beginning.

Previously Known As:

Parcel I:

A parcel of land situated in Shelby County, Alabama lying in the NE¼ of the NW¼ of Section 8, Township 22 South, Range 2 West more particularly described as follows:

Begin at NW corner of the NE¼ of the NW¼ of Section 8, Township 22 South, Range 2 West, thence proceed East, along the North line of said ¼-¼ Section, for a distance of 840.00 feet; thence turn a deflection angle of 89 degrees 43 minutes 47 seconds to the right and proceed for a distance of 315.00 feet; thence turn a deflection angle of 90 degrees 16 minutes 13 seconds to the right and proceed for a distance of 320.53 feet; thence turn a deflection angle of 89 degrees 05 minutes 48 seconds to the right and proceed for a distance of 62.00 feet; thence turn a deflection angle of 89 degrees 05 minutes 48

seconds to the right and proceed for a distance of 111.20 feet; thence turn a deflection angle of 85 degrees 42 minutes 15 seconds to the left and proceed for a distance of 189.06 feet; thence turn a deflection angle of 88 degrees 25 minutes 17 seconds to the right and proceed for a distance of 391.00 feet, to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn a deflection angle of 89 degrees 43 minutes 47 seconds to the right and proceed North, along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 690.00 feet to the point of beginning.

Parcel II:

A parcel of land situated in Shelby County, Alabama lying in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 2 West more particularly described as follows:

Commence at the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 2 West; thence run South 87 degrees 10 minutes 58 seconds East for a distance of 338.72 feet; thence North 88 degrees 18 minutes 01 seconds East for a distance of 120.79 feet; thence run North 88 degrees 09 minutes 53 seconds East for a distance of 407.97 feet; thence run South 05 degrees 59 minutes 52 seconds West for a distance of 344.54 feet; thence run North 86 degrees 33 minutes 58 seconds West for a distance of 173.34 feet to a point of beginning; thence run South 11 degrees 53 minutes 03 seconds East for a distance of 395.87 feet; thence run North 37 degrees 01 minutes 44 seconds East for a distance of 126.11 feet; thence run South 52 degrees 58 minutes 16 seconds East for a distance of 53.34 feet; thence run North 11 degrees 53 minutes 03 seconds West for a distance of 256.35 feet; thence run North 86 degrees 33 minutes 58 seconds West for a distance of 62.21 feet to a point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

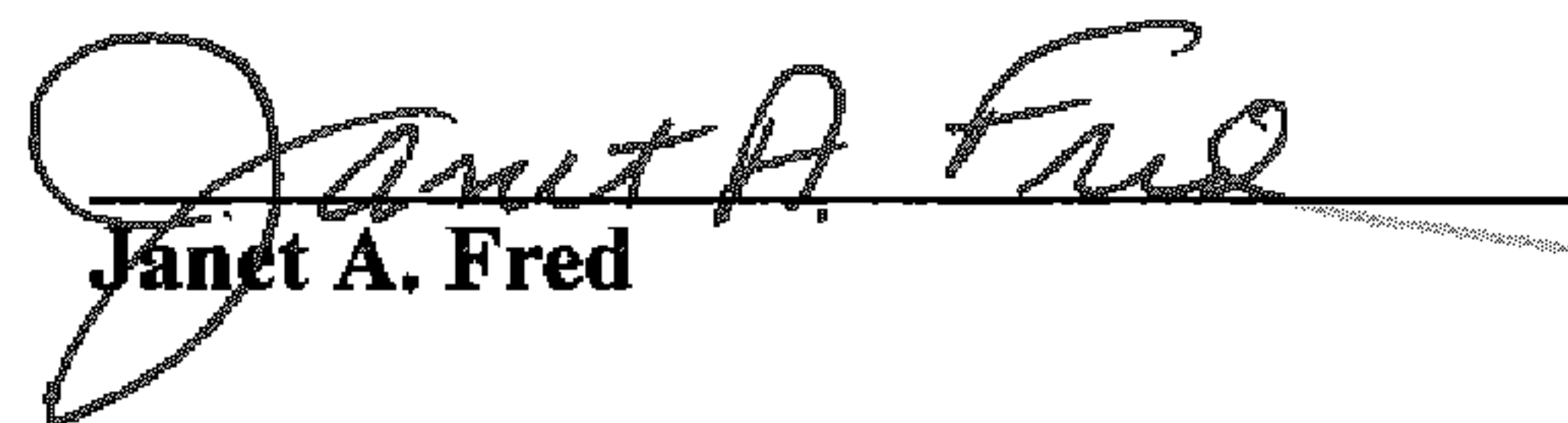
\$540,000.00 OF THE CONSIDERATION RECITED ABOVE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 30 day of SEPT., 2020



Darvin D. Fred



Janet A. Fred

STATE OF ALABAMA

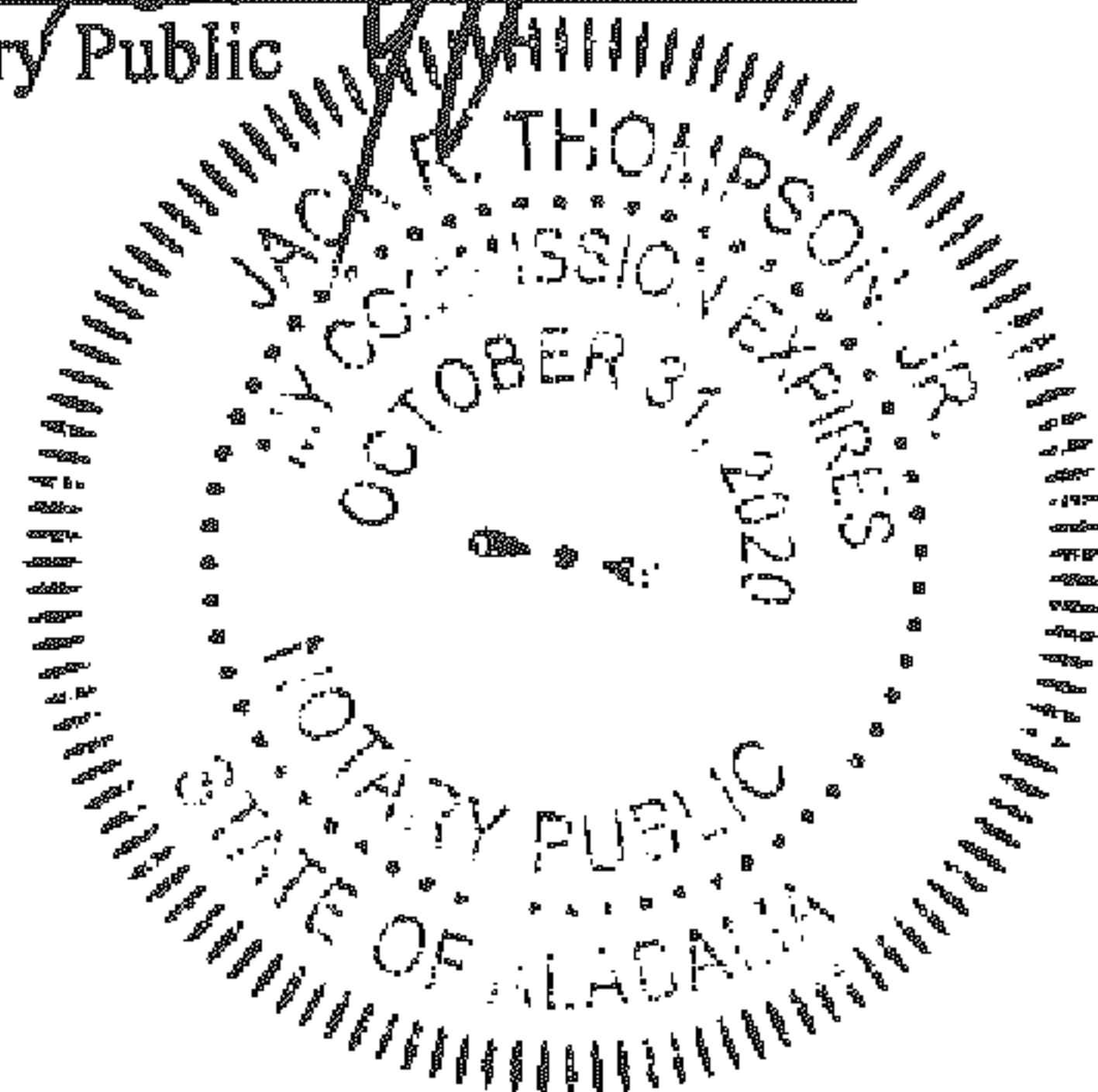
JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Darvin D. Fred and Janet A. Fred** 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 this conveyance, he/she/they, executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of Sept, 2020

My Commission Expires: 10/31/2020

Notary Public



Darvin Duane Fred TRUSTEE
**Darvin Duane Fred Trustee of The Fred
 Living Trust dated December 27, 2012**

Janet Anderson Fred Trustee
**Janet Anderson Fred, Trustee of the Fred
 Living Trust dated December 27, 2012**

STATE OF ALABAMA

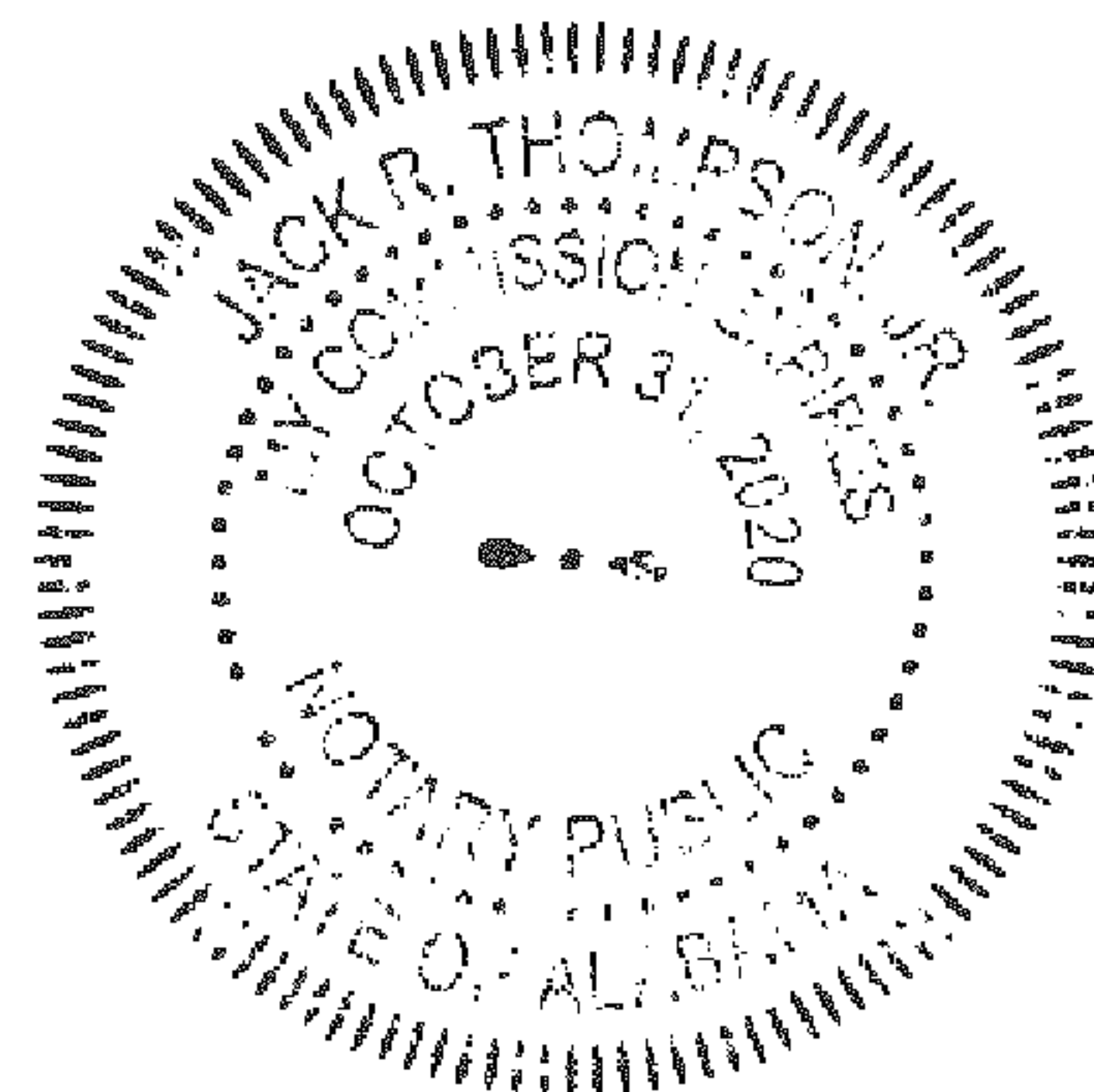
JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Darvin D. Fred and Janet A. Fred, Trustees of The Fred Living Trust dated December 27, 2012** 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 this conveyance, they, in their capacity as Trustees of the The Fred Living Trust dated December 27, 2012 and with full authority executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of Sept, 2020

My Commission Expires: 10/31/2020

Notary Public



(SEAL)

This instrument was prepared by:
 Jack R. Thompson, Jr.
 Law Office of Jack R. Thompson, Jr, LLC
 (205) 410-7591
 416 Yorkshire Drive
 Birmingham, AL 35209
 (205) 410-7591
 ATB 1885



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/05/2020 01:41:07 PM
 \$165.00 MIST
 20201005000450240

Allie S. Bayl