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01/08/2021 01:58:51 PM
DEEDS 1/4

This Instrument was prepared by:
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Roy Dallas Downs

421 Waterford Highlands Way
Tulsa, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$99,900.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, William M. and Dorothy D. Schroeder Irrevocable Trust and Downs Family Trust - 2012 (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Roy Dallas Downs, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description


Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by the Grantor; (3) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.
And the Grantors do for itself/themselves and for its/their successors and assigns covenant with the said Grantee, his heirs and assigns, that it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it/they have a good right to sell and convey the same as aforesaid; that it/they will, and its/their successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 12th day of November, 20120.

William M. and Dorothy D. Schroeder Irrevocable Trust


By: William M. Schroeder, Jr. - Trustee


By: Shane D. Schroeder - Trustee


By: Shanda D. Watts - Trustee

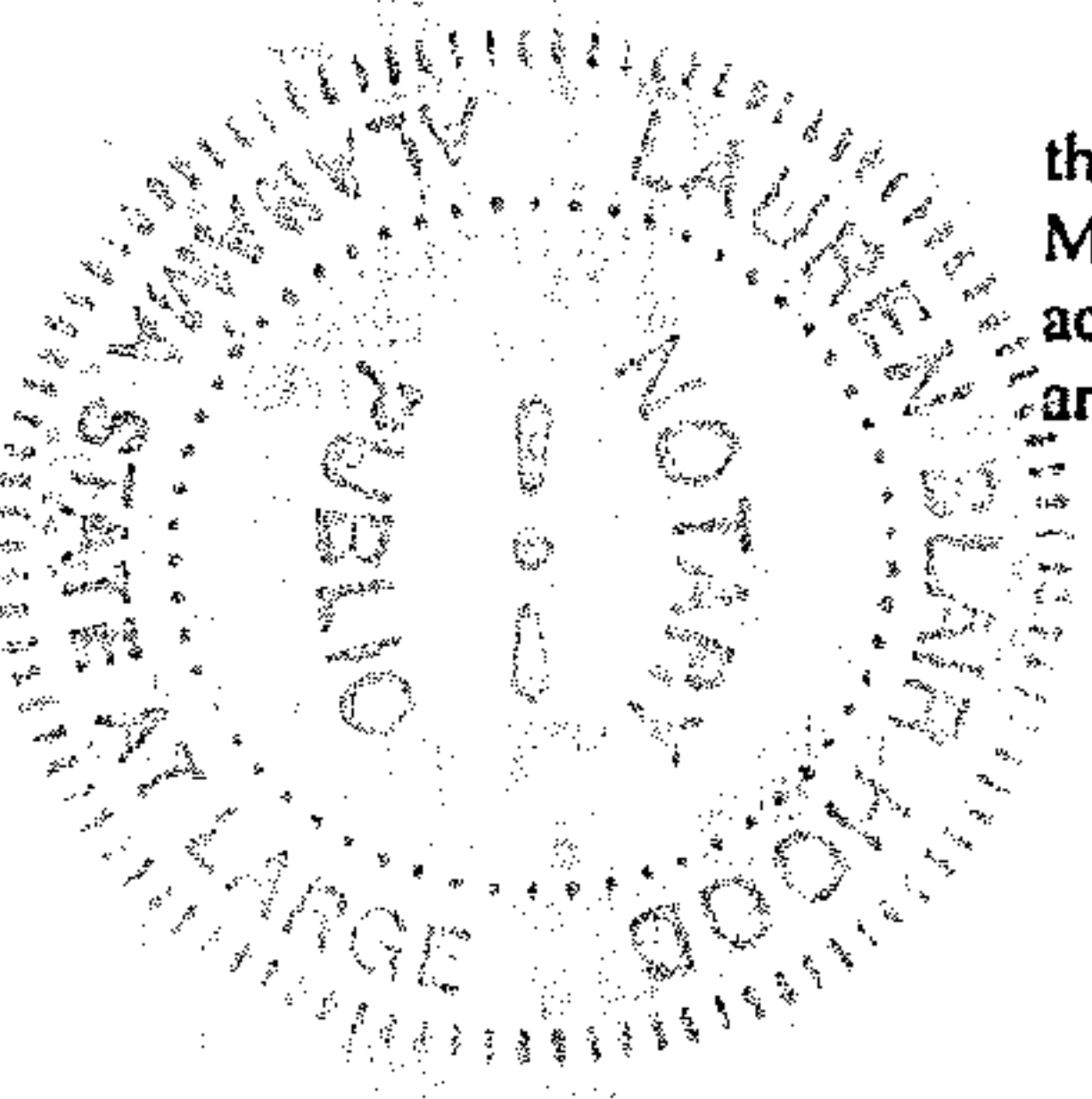
Downs Family Trust - 2012


By: William M. Schroeder, Jr. - Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Jr., Shane D. Schroeder and Shanda D. Watts, whose names as Trustees of the William M. and Dorothy D. Schroeder Irrevocable Trust are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Trustees and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal, this the 12th day of November, 2020.

A circular notary seal for Lauren Blair Wood, Notary Public in the State of Alabama, Commission Expires August 19, 2024. The seal contains the text "ALABAMA STATE", "NOTARY PUBLIC", "LAUREN BLAIR WOOD", and "COMMISSION EXPIRES AUGUST 19, 2024".
NOTARY PUBLIC

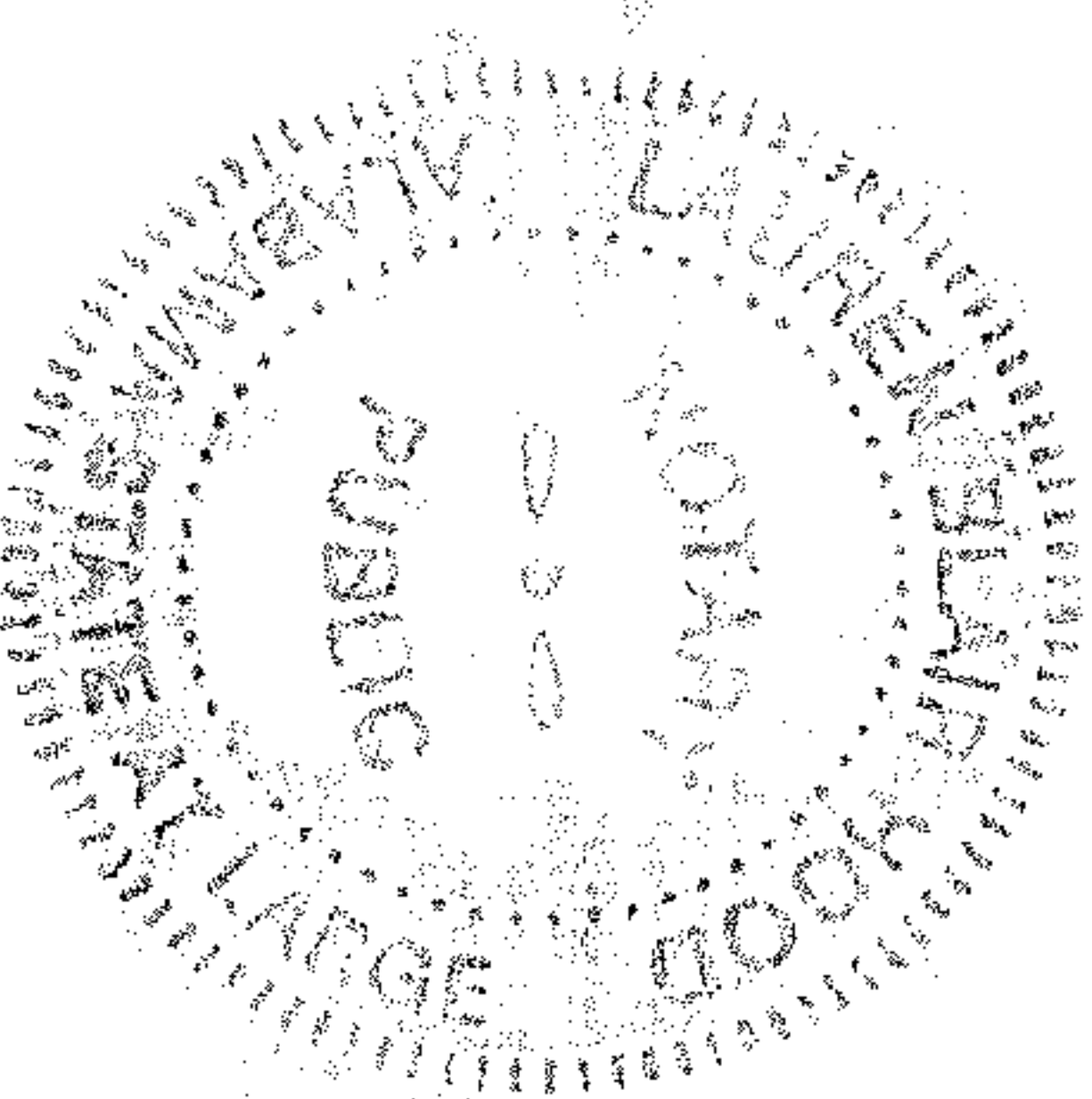
My Commission Expires August 19, 2024

My Commission Expires: _____

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Jr., whose name as Trustee of the Downs Family Trust - 2012 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, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal, this the 12th day of November, 2020.

A circular notary seal for Lauren Blair Wood, Notary Public in the State of Alabama, Commission Expires August 19, 2024. The seal contains the text "ALABAMA STATE", "NOTARY PUBLIC", "LAUREN BLAIR WOOD", and "COMMISSION EXPIRES AUGUST 19, 2024".
NOTARY PUBLIC

My Commission Expires August 19, 2024

My Commission Expires: _____

EXHIBIT "A"

Legal Description:

Commence at the SE Corner of Lot 4-A2 of Oglesby Amendment to Shelby Shores, as recorded in Map Book 13, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama; thence S89°59'30"W a distance of 224.27'; thence N47°26'26"W a distance of 38.83'; thence S33°23'29"W a distance of 62.21'; thence S49°38'49"E a distance of 15.12' to the POINT OF BEGINNING; thence continue S49°38'49"E a distance of 37.18'; thence S89°55'14"E a distance of 416.08'; thence S02°51'32"W a distance of 210.39'; thence S23°43'58"W a distance of 112.32'; thence S07°15'05"W a distance of 104.97' to the edge of Lay Lake, all further calls will be along said Lake until otherwise noted; thence N09°36'50"W a distance of 35.98'; thence N05°54'13"W a distance of 33.03'; thence N45°25'40"W a distance of 82.50'; thence N76°10'31"W a distance of 16.69'; thence S74°48'12"W a distance of 53.64'; thence S48°50'30"W a distance of 62.48'; thence S40°01'45"W a distance of 29.02'; thence N63°44'41"W and leaving said Lake a distance of 43.63'; thence N64°19'06"W a distance of 302.15'; thence N52°18'17"W a distance of 29.95'; thence N37°41'47"E a distance of 184.28'; thence N33°13'24"E a distance of 89.12' to the POINT OF BEGINNING. Said Parcel situated in Section 7, Township 22 South, Range 2 East, Shelby County, Alabama.

ALSO AND INCLUDING Two 30' Wide (60' Wide total) Non-exclusive Ingress/Egress and Utility Easement, as recorded in Real Book 182, Page 611, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO a 30' Easement as shown on the Patrick Estates Family Subdivision, recorded in Map Book 23, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2021 01:58:51 PM
\$131.00 JESSICA
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Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Downs Family Trust - 2012 &
Mailing Address William M. and Dorothy D.
Schroeder irrevocable Trust
PO Box 180 Calera, AL 35040

Grantee's Name Roy Dallas Downs
Mailing Address 421 Waterford Highlands Way
Calera, AL 35040

Property Address See Legal on Deed

Date of Sale 11/12/2020
Total Purchase Price \$ 99,900.00
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 11/12/2020

Unattested *Allen S. Byrd*
(verified by)

Print Roy Dallas Downs
Sign *Roy Dallas Downs*
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1