

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-20-26958

Send Tax Notice To: Keith Schramm
Mary Ellen Schramm

150 Berry Lane
Montevallo, AL 35115

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, 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 whereof is acknowledged, I or we, **Paul Brooks Brown as Trustee of the GST Exempt Family Trust fbo Paul Brooks Brown Dated July 13, 2010**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Keith Schramm and Mary Ellen Schramm**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of May, 2021.

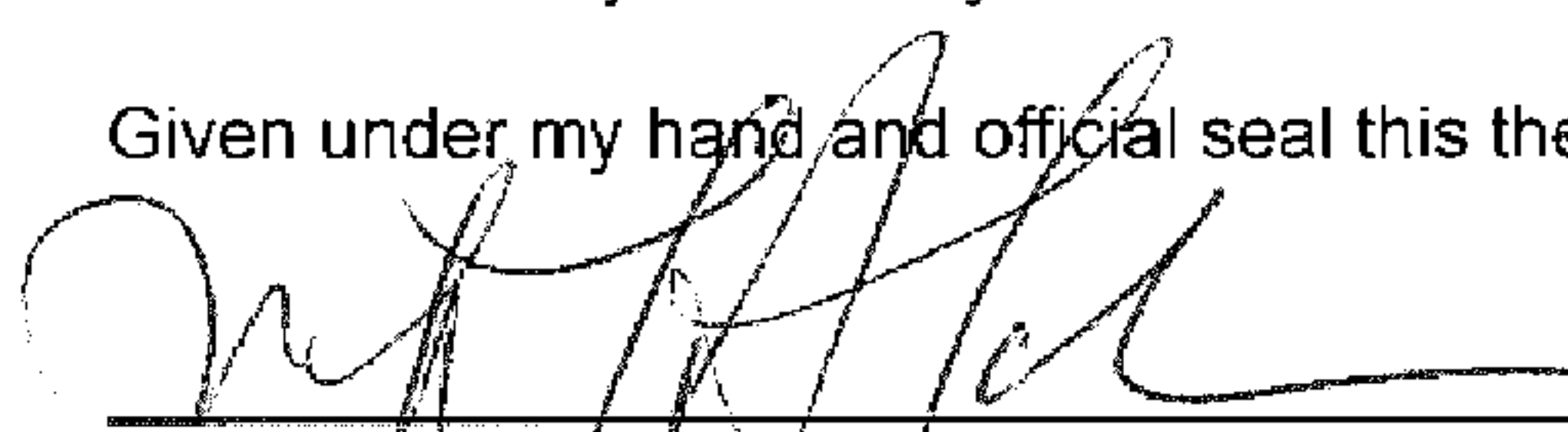

Paul Brooks Brown as Trustee of the GST Exempt Family Trust fbo Paul Brooks Brown Dated July 13, 2010

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Paul Brooks Brown as Trustee of the GST Exempt Family Trust fbo Paul Brooks Brown Dated July 13, 2010, 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 17th day of May, 2021.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

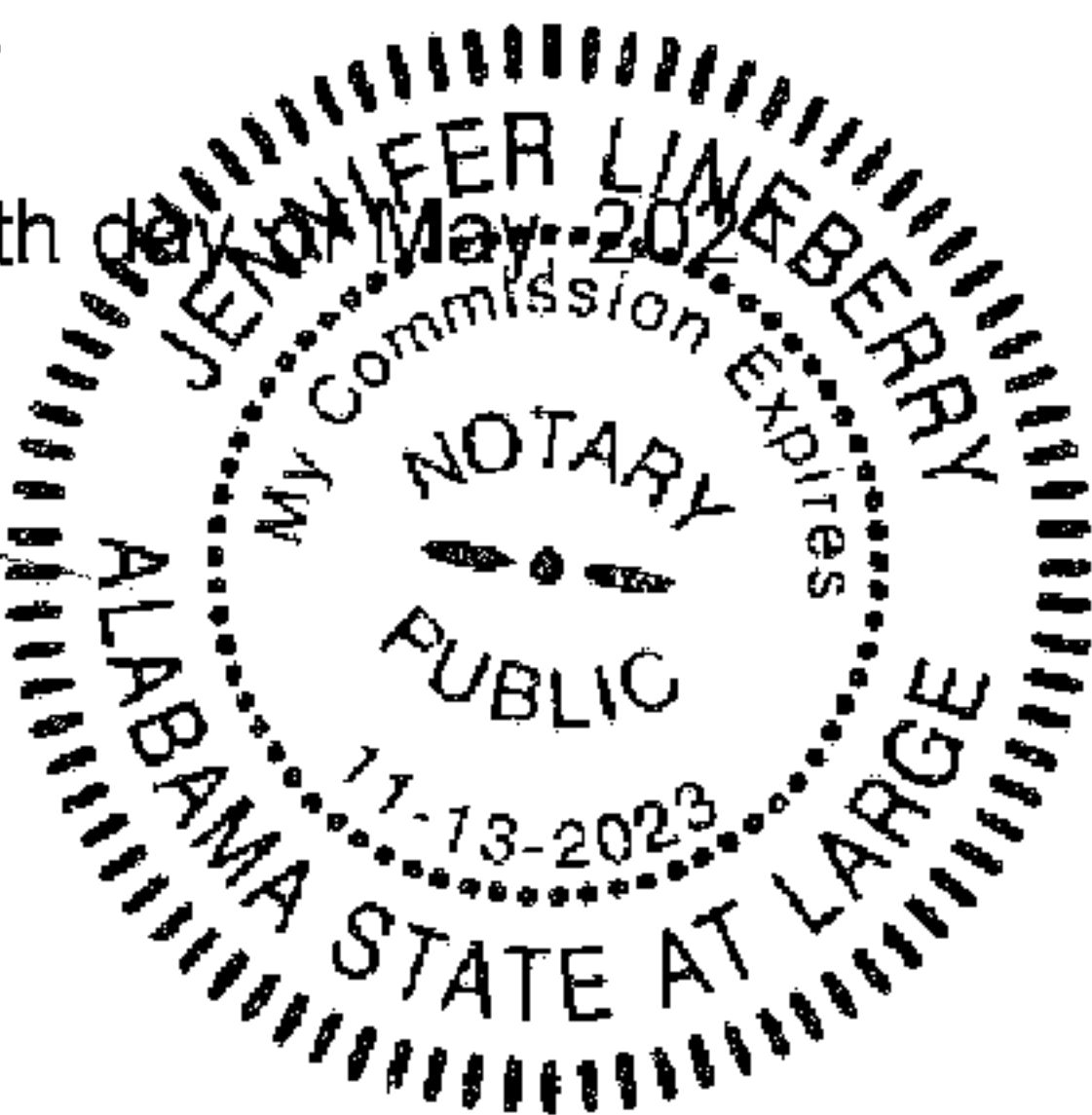


EXHIBIT "A"
LEGAL DESCRIPTION

From the Northwest corner of Fractional Section 12, Township 24 North, Range 12 East, run South along the West boundary of said Section 12 a distance of 495.0 feet to a point; thence continue to run South along the West boundary line 648.9 feet to a point; thence turn an angle to the left of 79 degrees 27 minutes and run along a fence 251 1/2 feet to the point of beginning of the land herein described and conveyed; thence run North and parallel with the West boundary line of said Section a distance of 363 feet to a point; thence run East 15 feet; thence run North and parallel with the West boundary line of said Section 12 a distance of 100.9 feet to the South line of the Eiland land; thence run in an Easterly direction along the South line of said Eiland property a distance of 236 1/2 feet to a point; thence run South and parallel with the West line of said Section 12 a distance of 463.9 feet to a point on a fence line; thence turn an angle of 79 degrees 27 minutes to the right and run along said fence line Westerly a distance of 251 1/2 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Paul Brooks Brown as Trustee of the GST Exempt Family Trust fbo Paul Brooks Brown Dated July 13, 2010	Grantee's Name	Keith Schramm Mary Ellen Schramm
Mailing Address	2280 Salem Road Montevallo, AL 35115	Mailing Address	150 Berry Lane Montevallo AL 35115
Property Address	0 Berry Lane Montevallo, AL 35115	Date of Sale	May 17, 2021
		Total Purchase Price	\$50,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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.

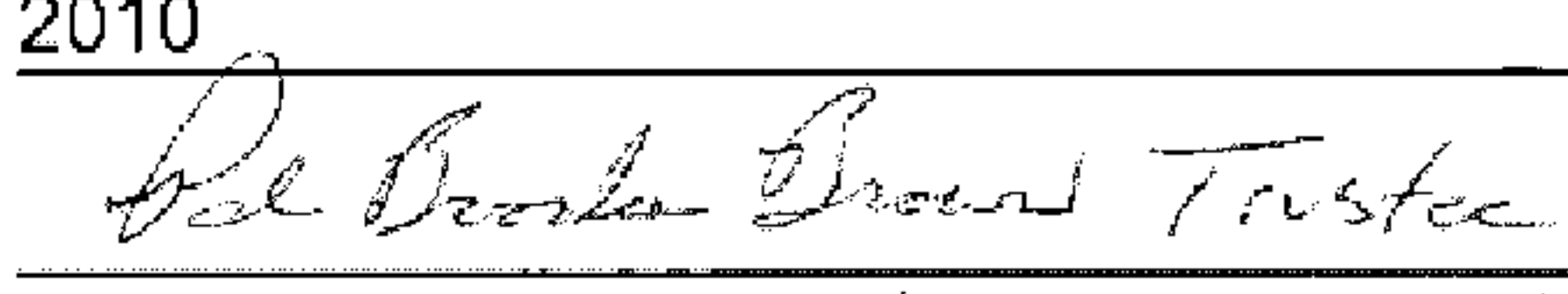
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	May 12, 2021	Print	Paul Brooks Brown as Trustee of the GST Exempt Family Trust fbo Paul Brooks Brown Dated July 13, 2010
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/17/2021 11:00:35 AM
\$78.00 CHERRY
20210517000241470

Allen S. Bayl