

20210819000404440
08/19/2021 09:04:03 AM
DEEDS 1/5

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

Send Tax Notice To:
William M and Dorothy D
Schroeder Irrevocable Trust
PO Box 180
Calera, AL 35040

WARRANTY DEED

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

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, William M. Schroeder, Sr. and Dorothy D. Schroeder, husband and wife, and William M. Schroeder, Jr. as Personal representative of the Estate of David P. Downs, deceased, Shelby County Probate Case. No. PR-2019-000132 (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto William M. and Dorothy D. Schroeder Irrevocable Trust, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description

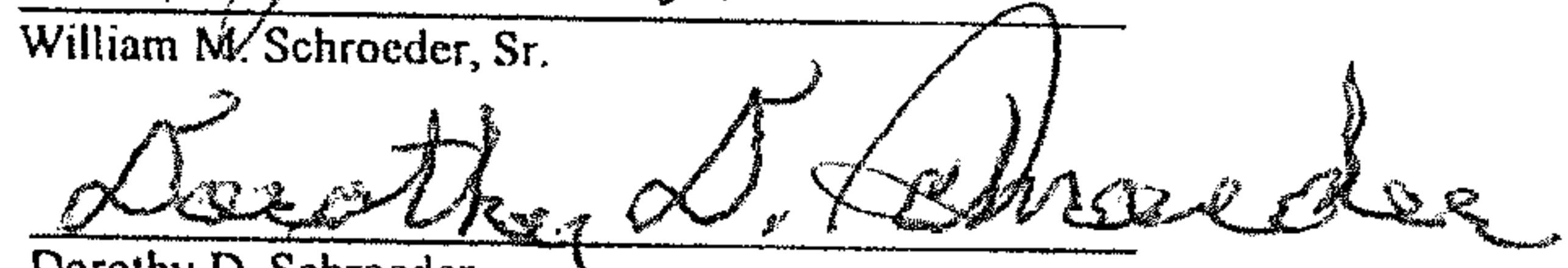
Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by the Grantor; (3) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4)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

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 30th day of June, 2021.

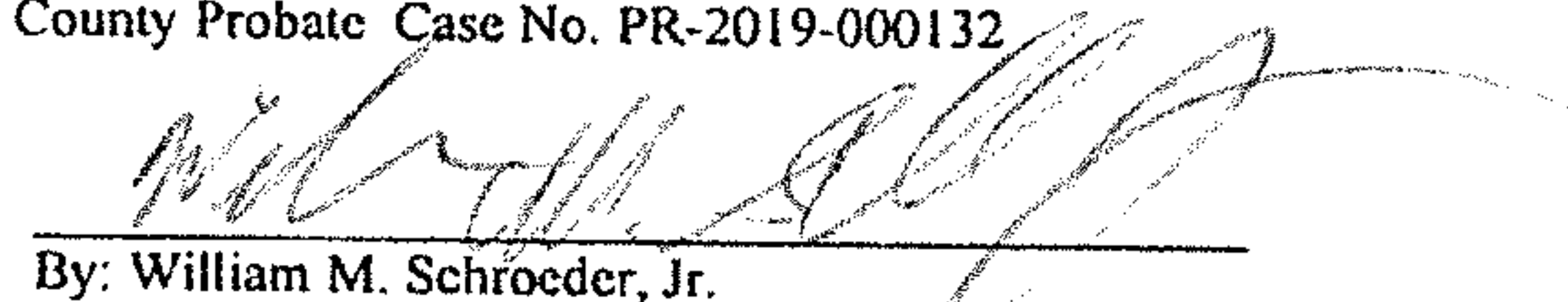


William M. Schroeder, Sr.



Dorothy D. Schroeder

The Estate of David P. Downs, deceased, Shelby
County Probate Case No. PR-2019-000132

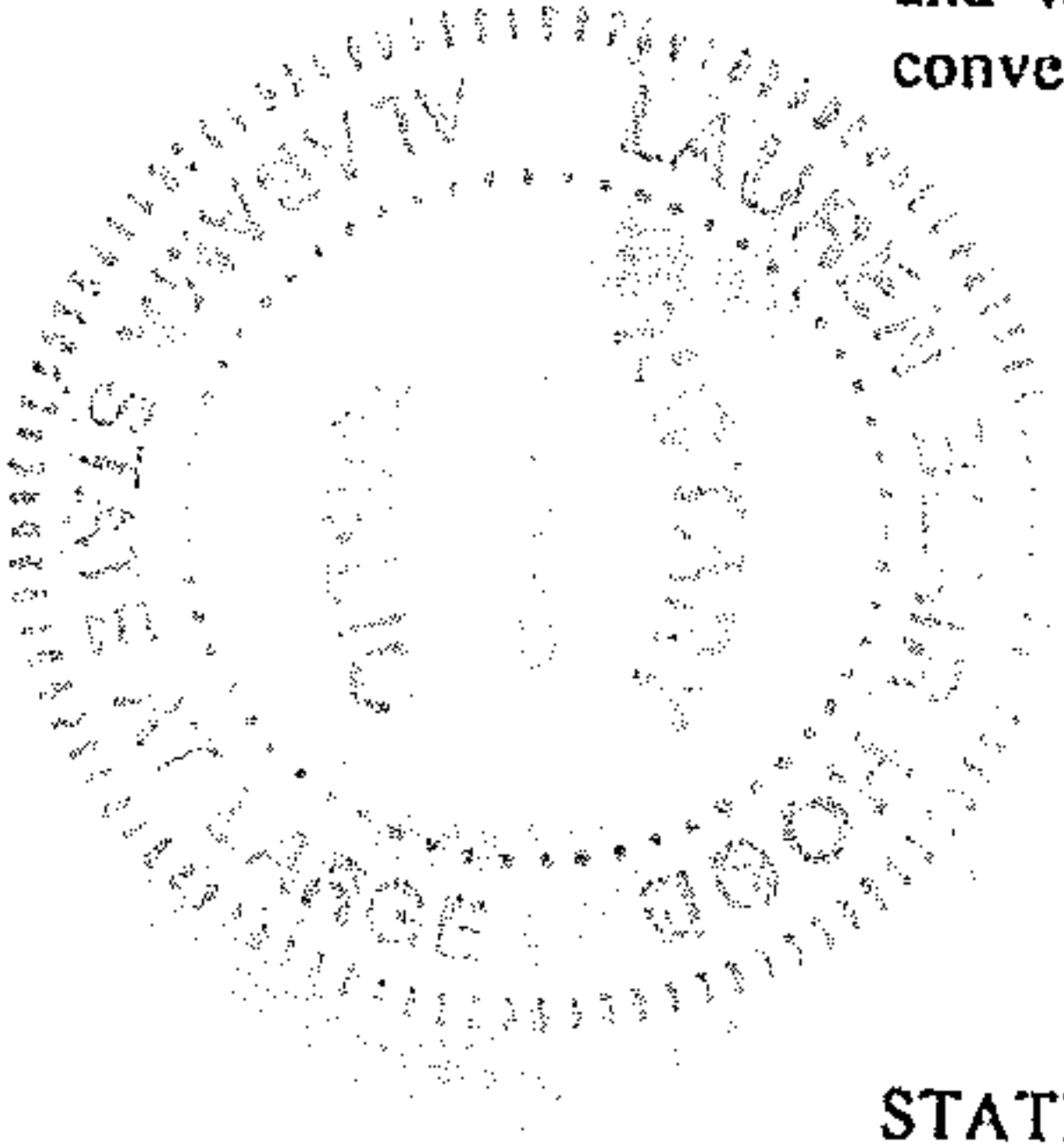


By: William M. Schroeder, Jr.
Its: Personal Representative

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, Sr. and Dorothy D. Schroeder, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of June, 2021.


Lauren Blair Hood
NOTARY PUBLIC

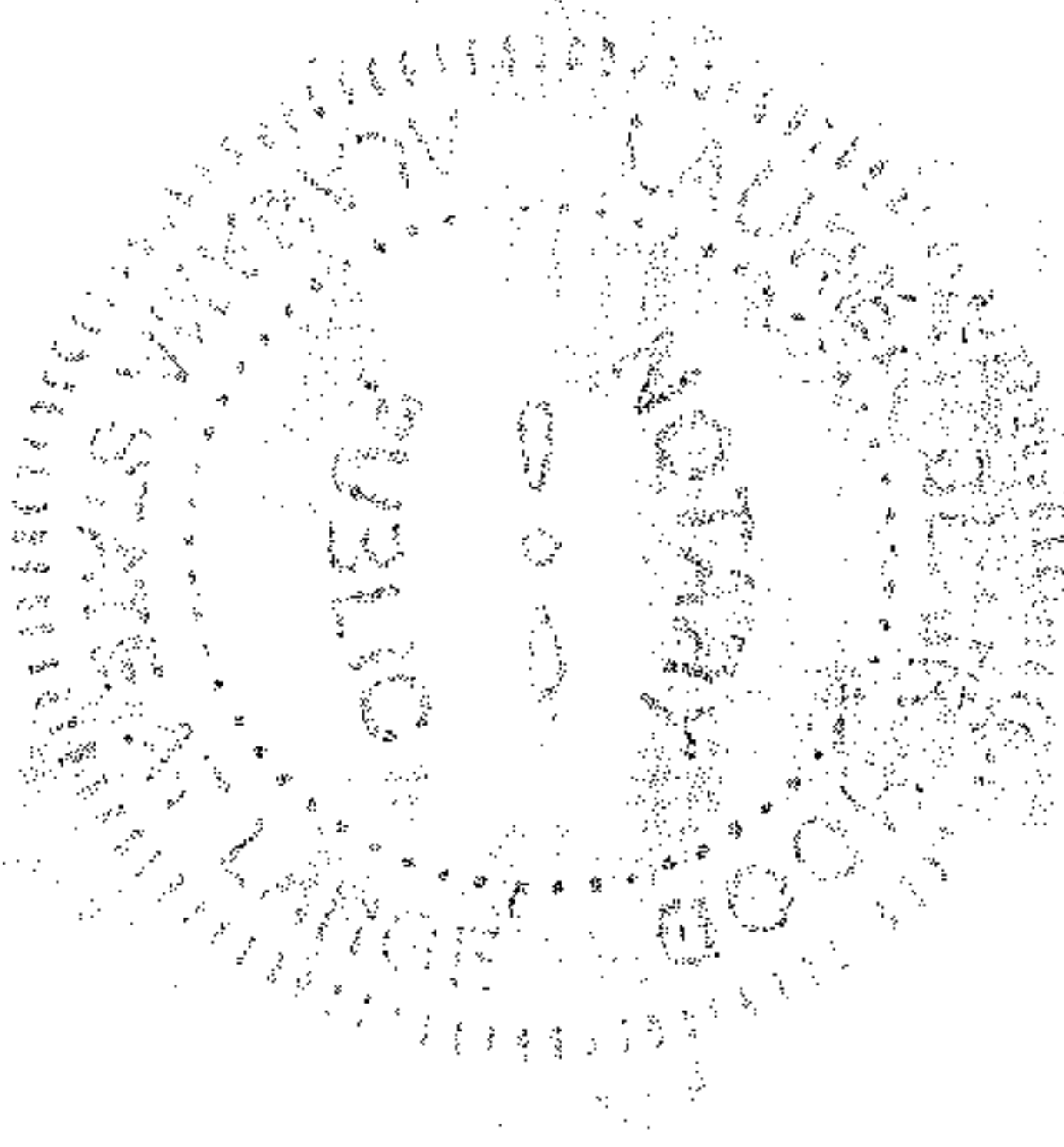
My Commission Expires: 8/19/2024

My Commission Expires August 19, 2024

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 names as Personal Representative of the Estate of David P. Downs 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 Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal, this the 30th day of June, 2021.


Lauren Blair Hood
NOTARY PUBLIC

My Commission Expires: 8/19/2024

My Commission Expires August 19, 2024

EXHIBIT "A"

Legal Description:

Parcel 1:

Begin at the Northwest corner of the Southeast 1/4 of Northeast 1/4 of Section 22, Township 22 South, Range 2 West, thence run Easterly along the North line of said Southeast quarter of the Northeast 1/4 a distance of 549.15 feet; thence turn 89 degrees 30 minutes 25 seconds to the right and run Southerly parallel to the West line of said 1/4-1/4 Section a distance of 741.95 feet to a point; thence turn an angle of 90 degrees 36 minutes 09 seconds to the right and run Westerly parallel to the North line of said 1/4-1/4 and the North line of the SW 1/4 of the NE 1/4 of said Section a distance of 677.79 feet to a point; thence turn an angle to the right of 89 degrees 15 minutes and run northerly a distance of 127.51 feet to an iron found in place; thence turn an angle to the left of 43 degrees 47 minutes 30 seconds and run in a northwesterly direction a distance of 251.19 feet to an iron found in place; thence turn an angle of 25 degrees 10 minutes 45 seconds to the left and run a distance of 159.62 feet to an iron found in place, said point being on a curve on the Southeasterly right of way line of State Highway 25, said curve having a central angle of 14 degrees 58 minutes 05 seconds, and a radius of 1,482.75 feet; thence turn to the right and run along the arc of said curve on the Southeast right of way of said highway 25 an arc distance of 387.36 feet; thence turn an angle to the right of 90 degrees and run along said right of way 25 feet to a point on a curve, said curve having a central angle of 11 degrees 52 minutes 39 seconds and a radius of 1,507.75 feet; thence turn to the left and run along the arc of said curve on the Southeast right of way of said Highway 25 an arc distance of 312.56 feet to the South right of way of Shelby County Highway 331; thence turn an angle to the right and run easterly along south right of way of Shelby County 331 a distance of 72.98 feet to a point on the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 22; thence turn 93 degrees 11 minutes 40 seconds to the right and run Southerly along the East line of 1/4-1/4 section a distance of 216.00 feet to the point of beginning. Said property lying in Southwest 1/4 of Northeast 1/4, the Southeast 1/4 of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 in Section 22, Township 22 South, Range 2 West.

ALSO:

Begin at a point on the West line of the Southwest 1/4 of the Northeast 1/4 of Section 22, Township 22 South, Range 2 West where the same intersects the South line of Alabama State Highway 25; thence run Southerly along the West line of said 1/4-1/4 section a distance of 168.74 feet to a point; thence turn an angle of 87 degrees 49 minutes 27 seconds to the left and run Easterly parallel to the South line of said 1/4-1/4 section a distance of 308.51 feet to an iron found in place; thence turn 89 degrees 06 minutes 36 seconds to the right and run Southerly and parallel to the West line of said 1/4-1/4 section, and the West line of the Northwest 1/4 of the Southeast 1/4 a distance of 507.95 feet; thence turn an angle of 128 degrees 15 minutes 16 seconds to the right and run in a Northeasterly direction a distance

of 312 feet to an iron in place; thence turn an angle of 35 degrees 40 minutes to the right and run in a Northeasterly direction a distance of 795.20 feet to an iron found in place; thence turn an angle of 47 degrees 45 minutes 15 seconds to the right and run Northeasterly a distance of 246.22 feet to an iron found in place; thence turn to the left and run in a northwesterly direction along the Southwest boundary of road leading from State Highway 25 to Buxahatchee Country Club a distance of 169.03 feet to an iron found in place, said iron being on a curve on the southeast right of way of State Highway 25, said curve having a central angle of 25 degrees 19 minutes 21 seconds and a radius of 1,482.75 feet; thence run southwesterly along said right of way curve an arc distance of 655.32 feet to a point; thence turn an angle of 90 degrees to the left and run southeasterly along offset of State right of way a distance of 25 feet to a point on a curve, said curve having a central angle of 11 degrees 11 minutes 34 seconds and a radius of 1,507.25 feet; thence run southwesterly along said right of way line an arc distance of 294.54 feet to a point; thence continue along said right of way line a distance of 10.03 feet, more or less, to the point of beginning. **LESS AND EXCEPT** that portion of the property described in Deed recorded at Inst #2000-24496 and Deed recorded at Inst #2001-04111.

ALSO AND SUBJECT TO A 40 FOOT EASEMENT DESCRIBED AS FOLLOWS:

A 40' strip, being 20 feet on each side of a centerline described as follows: Commence at the Southeast corner of the N $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 22, Township 22 South, Range 2 West; thence run west along the south line of said N $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ a distance of 135.00 feet to the centerline of the 40 foot road and the point of beginning; thence turn an angle of 89 degrees 23 minutes 15 seconds to the right and run a distance of 1,330.29 feet; thence turn an angle of 43 degrees 47 minutes 30 seconds to the left and run a distance of 248.69 feet; thence turn an angle of 25 degrees 10 minutes 45 seconds to the left and run a distance of 163.15 feet to the southeast R/O/W line of Alabama Highway No. 25 and the point of ending; situated in the N $\frac{1}{2}$ Of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama

Parcel 2:

All that part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 22, Township 22 South, Range 2 West, lying North of Alabama Highway 25, including the East $\frac{1}{2}$ of Block 195, according to Dunstan's Map of Calera, which lies North of said Highway, and including the following: Begin at the Northwest corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 22, Township 22 South, Range 2 West and run thence South along the West line of said 40 acres to the Calera-Columbiana Highway, Alabama Highway #25 to the Southeast corner of Block 195, according to Dunstan's Map of the Town of Calera; thence East along an extension of the South line of said Block 195 a distance of 100 feet; thence North and parallel to the West line of said forty to the North line thereof; thence West 100 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2021 09:04:03 AM
\$208.50 CHERRY
20210819000404440

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 William M. Schroeder
Mailing Address Et AL
PO Box 180
Calera, AL 35040

Grantee's Name William M and Dorothy D
Mailing Address Schroeder Irrevocable Trust
PO Box 180
Calera, AL 35040

Property Address See Legal on Deed
Shelby County
Calera, AL 35040

Date of Sale 06/30/2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 172,200.00

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 Assessor Market Value

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 6-30-21

Print Gregory D. Haralson

Unattested
(verified by)

Sign Dorid
(Grantor/Grantee/Owner/Agent) circle one