

20210819000404460
08/19/2021 09:04:05 AM
DEEDS 1/4

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

Send Tax Notice To:
Downs Family Trust 2012
947 Timberline Circle
Calera, AL 35040

WARRANTY DEED

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

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEES 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 Downs Family Trust - 2012 FBO Roy Dallas Downs and Downs Family Trust - 2012 FBO Dustin Parker Downs, (herein referred to as GRANTEES), 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 30th day of June, 2021.

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


By: Shane D. Schroeder - 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 30th day of June, 2021.


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. and Shane D. Schroeder, whose names as Trustee of the Downs Family Trust - 2012 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 30th day of June, 2021.


NOTARY PUBLIC

My Commission Expires: 8/19/2024

My Commission Expires August 19, 2024

EXHIBIT "A"

Legal Description:

Parcel 1:

**AN ISLAND 440'(S) N&S & 150 ' (S) E&W CENTERED 2000SE & 900'(S) S NW COR SEC 18
T22S R2E**

PARCEL # 31-4-18-0-001-060.000

Parcel 2:

**COM NW COR S18 TH E 2440 TO W BK LAY LAKE TH SW ON BK 100 TO BEG TH CONT
SW 310 NELY 580 NW 12.54 TO POB.**

PARCEL # 31-4-18-0-001-058.000

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 and Dorothy D
 Mailing Address Schroeder Irrev Trust ETAL
PO Box 180
Calera, AL 35040

Grantee's Name Downs Family Trust - 2012
 Mailing Address 947 Timberline Circle
Calera, AL 35040

Property Address See Legal on Deed
916 Tortuga Trace and
Island off of Tortuga Trace
Shelby, AL

Date of Sale 06/30/2021

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 117,060 (1/2 is \$58,530)

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

☐ Appraisal

☐ Sales Contract

☒ Other 1/2 of the Assessor Market Value

☐ 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 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 Harrelson

Unattested _____

Sign [Signature]

(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
 08/19/2021 09:04:05 AM
 \$91.00 CHERRY
 20210819000404460

Allen S. Byrd

Form RT-1