

**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF,
AND TO MAKE A DISTRIBUTION PURSUANT TO, THE
LAST WILL AND TESTAMENT OF DOROTHY D. SCHROEDER, DECEASED,
ADMITTED TO PROBATE IN THE PROBATE COURT OF
SHELBY COUNTY, ALABAMA, AS CASE NO. PR-2021-001067.**

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: Book 328, Page 589

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
William M. Schroeder, Trustee
Trust Estate "B" u/a Dorothy D. Schroeder
Management Trust dated May 8, 2014
P.O. Box 180
Calera, Alabama 35040

PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**WILLIAM M. SCHROEDER, AS PERSONAL REPRESENTATIVE OF THE
ESTATE OF DOROTHY D. SCHROEDER, DECEASED,
PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NO. PR-2021-001067,
having a mailing address is P.O. Box 180, Calera, Alabama 35040**

(herein referred to as "**Grantor**"), in hand paid by

**WILLIAM M. SCHROEDER, OR ANY SUCCESSOR(S), AS TRUSTEE OF TRUST ESTATE
"B" U/A DOROTHY D. SCHROEDER MANAGEMENT TRUST DATED MAY 8, 2014
having a mailing address is P.O. Box 180, Calera, Alabama 35040**

(hereinafter referred to as "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee all of the undivided one-half interest (the "Property Interest") owned by Dorothy D. Schroeder (the "Decedent") at the time of her death in and to the following described real property situated in Shelby County, Alabama (the "Property;" the Property having an address of #5 Country Club Drive, Calera, Alabama 35040; and the **Property Interest having an Assessor's Market Value of \$240,400.00 (1/2 of**

\$480,800.00), as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel No. 28-5-22-0-000-033.001), to-wit

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
FOR LEGAL DESCRIPTION OF PROPERTY**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by any Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of the Grantee, in fee simple forever.

NOTES:

1. Dorothy D. Schroeder (the "Decedent") died, a married woman, on or about November 5, 2021.
2. At the time of her death, Decedent owned an undivided one-half (1/2) Property Interest in the Property, said Property being the same real property conveyed to the Decedent and her husband, William M. Schroeder, by deed from William M. Schroeder and Dorothy D. Schroeder dated September 16, 1980, and filed for record in Book 328, Page 589, in the Probate Office of Shelby County, Alabama.
3. Following the death of the Decedent, her Last Will and Testament executed on or about May 8, 2014 (the "Decedent's Will") was duly admitted to probate in Case No. PR-2021-001067 in the Probate Court of Shelby County, Alabama, and, pursuant to Letters Testamentary issued in said case on December 13, 2021, the Decedent's husband, William M. Schroeder, was appointed as Personal Representative of the Decedent's estate (the "Decedent's Estate") and continues to serve as such Personal Representative as of the date of this Deed.
4. Pursuant to the terms of Item IV of the Decedent's Will, all of the Decedent's residuary estate, of which the Property Interest comprises a part, was devised to the Trustee of Trust Estate "B"

created under the Decedent's Will ("Trust Estate 'B'"), to be held, administered and distributed as a part of said Trust Estate "B" pursuant to the terms of the Decedent's Will.

5. William M. Schroeder is currently serving as sole Trustee under the Trust Agreement and of each trust created thereunder, including the separate trust share known as Trust Estate "B" (hereinafter, "Trust Estate 'B'").

6. This Deed is being executed to evidence the conveyance of the Property Interest to the Trustee of the Trust Estate "B" pursuant to the terms of the Decedent's Will.

7. The Property Interest conveyed hereby to Grantee is specifically conveyed to Grantee in Grantee's fiduciary capacity, to have, hold, maintain and distribute in strict accordance with the terms of the Decedent's Will relating to Trust Estate "B" for the benefit of the beneficiary(ies) thereof as provided in the Decedent's Will.

8. This instrument is being executed by the undersigned solely in the fiduciary capacity as set forth herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in his individual capacity, and the undersigned expressly limits his liability hereunder solely to the property now or hereafter held by him as the Personal Representative of the Decedent's Estate.

9. The Property Interest being conveyed hereby constitutes an undivided interest in the Property which was the homestead of the Decedent and **is currently the homestead** of the Decedent's spouse, William M. Schroeder (the "Decedent's Spouse"), and the Decedent's Spouse joins in the execution of this Deed, individually, to evidence his consent to the transfer of the Decedent's Property Interest to the Grantee herein.

10. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), to the best of the undersigned's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form. The undersigned attests that, to the best of his knowledge, such information so contained in this Deed is true and accurate. The undersigned further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

**[Remainder of Page Intentionally Left Blank -
Grantor Signature Page Follows]**

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal this 13th
day of July, 2022.

GRANTOR:

W. M. Schroeder

William M. Schroeder, as Personal Representative of the
Estate of Dorothy D. Schroeder, Deceased

**CONSENT TO CONVEYANCE BY DECEDENT'S
SPOUSE:**

W. M. Schroeder

William M. Schroeder

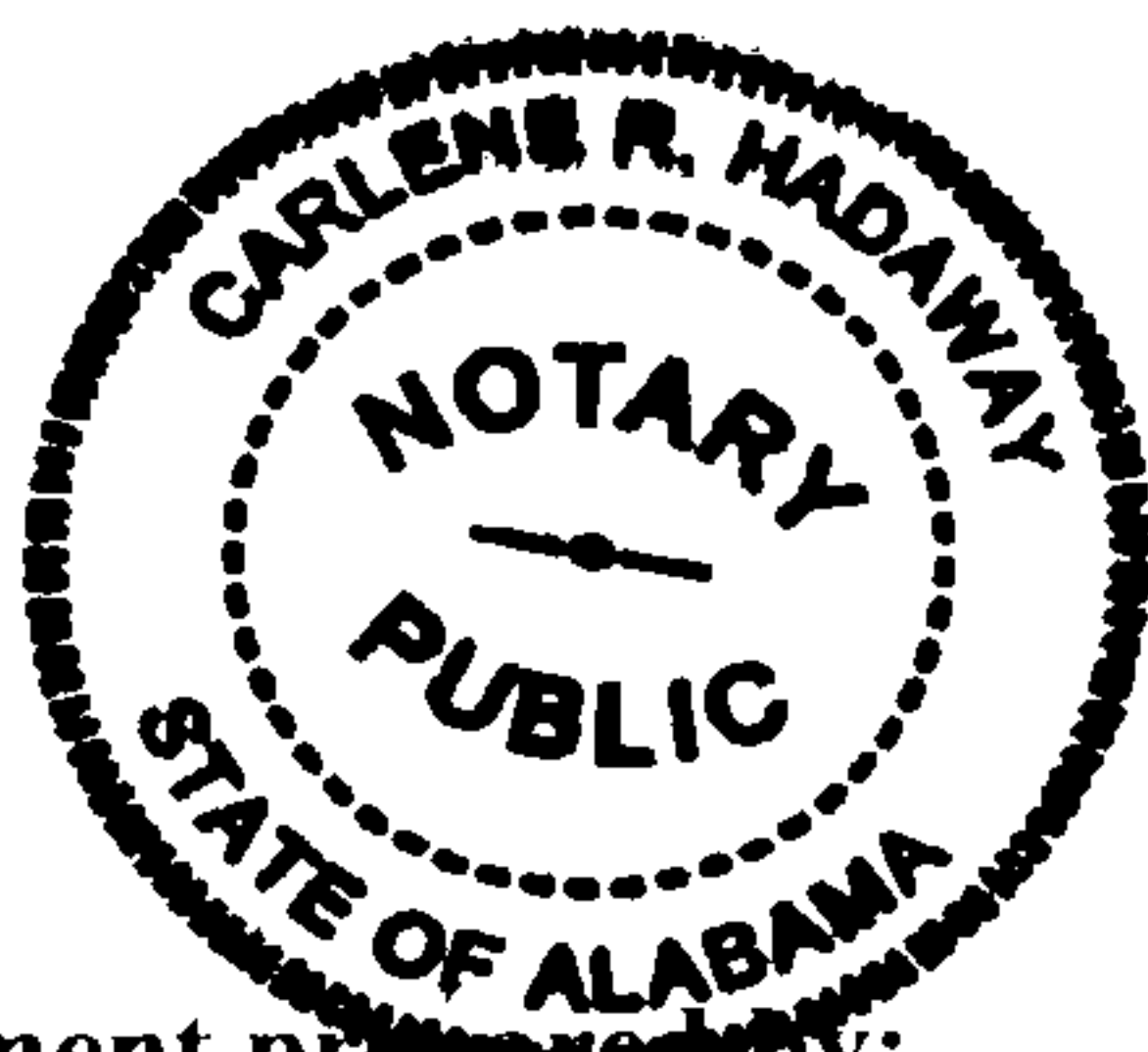
STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that William M. Schroeder, whose name as Personal Representative of the Estate of Dorothy D. Schroeder, Deceased, and in his individual capacity, 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 said conveyance, he, in each of the aforesaid capacities and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 13th day of July, 2022.

[SEAL]



Carlene R. Hadaway
Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES NOVEMBER 16, 2025

This document prepared by:

J. Winston Busby, Esq.
Dentons Sirote PC
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727

Exhibit "A"

Legal Description of Property

Commence at the NW corner of the S 1/2-E 1/2, SE 1/4, Section 22, Township 22 South, Range 2 West; thence proceed North 88 deg. 40 min. East (MB) for a distance of 65.0 feet to a point; thence turn an angle of 90 deg. 36 min. 45 sec. to the left and proceed North 1 deg. 56 min. 45 sec. West (MB) along the proposed West right-of-way line of Country Club Drive for a distance of 600.0 feet to the point of beginning of the parcel herein described; thence continue North 1 deg. 56 min. 45 sec. West (MB) for a distance of 300.0 feet to a point; thence turn an angle of 89 deg. 23 min. 15 sec. to the left and proceed for a distance of 180.0 feet to a point; thence turn an angle of 90 deg. 36 min. 45 sec. to the left and proceed for a distance of 300.0 feet to a point; thence turn an angle of 89 deg. 23 min. 15 sec. to the left and proceed for a distance of 180.0 feet to the point of beginning. Said parcel contains 1.239 acres.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2022 01:05:23 PM
\$274.50 CHARITY
20220718000281950

Allen S. Bayl