

This Document Prepared By:
Gregory D. Harrelson, Esq.
111 Owens Parkway #A
Birmingham, AL 35244

Send Tax Notice To
Cotton & Steel Restorations, LLC
P.O. Box 1624
Calera, AL 35040

WARRANTY DEED

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

That in consideration of THIRTY THOUSAND and 00/100 Dollars (\$30,000.00) and other good and valuable consideration to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the WILLIAM M. AND DOROTHY D. SCHROEDER IRREVOCABLE TRUST and the DOWNS FAMILY TRUST – 2012 (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto COTTON & STEEL RESTORATIONS, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lots 18 and 19, Orchard Allotment, fronting on Patton Street 120 feet and on Court Street 150 feet in the Town of Calera, Alabama; said lots being the same as Lot 6, Block 274, Dunstan's Map of Calera, Alabama; said lot being more particularly described as follows:

Begin at the intersection of the South line of Patton Street, sometimes known as 18th Avenue, with the West line of Court Street, sometimes known as 14th Street, in the Town of Calera, Alabama, and from said beginning point run in a Westerly direction along the South line of said Patton Street 120 feet to the Northeast corner of Lot 5, Block 274 according to Dunstan's Map of Calera; thence run in a Southerly direction along the East line of said Lot 5 and parallel with the West line of said Court Street, 150 feet to the Northwest corner of Lot 7, in said Block 274; thence in an Easterly direction along the North line of said Lot 7 and parallel with the South line of said Patton Street a distance of 120 feet to the West line of Court Street; thence along same in a Northerly direction 150 feet to the point of beginning. LESS AND EXCEPT that portion condemned by the State of Alabama as shown by Order of Condemnation recorded in Instrument #1992-29176. Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

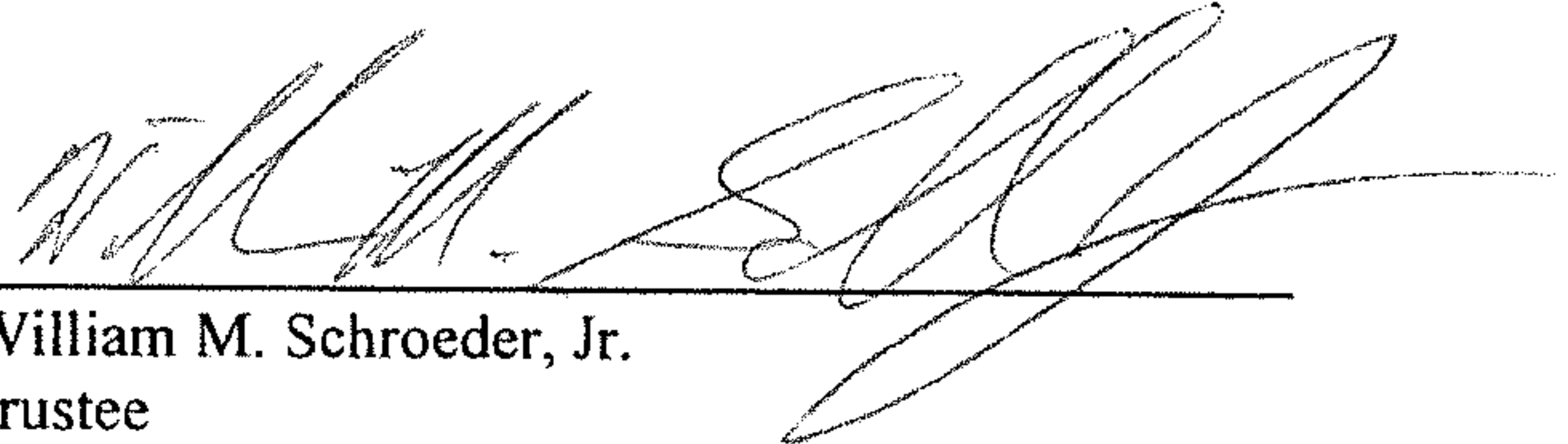
(nd) \$ 14,044.92
~~\$15,000~~ of the purchase price is being paid with the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

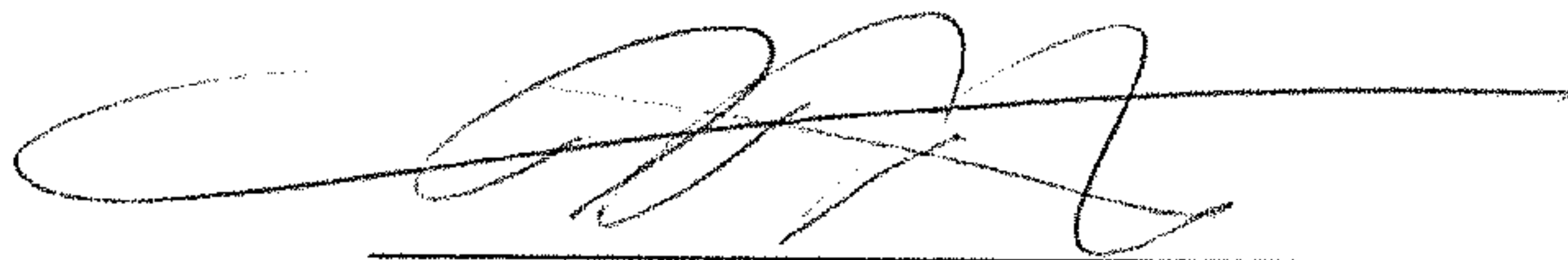
And the Grantors do for itself/themselves and for its/their successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to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

IN WITNESS WHEREOF, the said Grantor, by its Trustees who are authorized to execute this conveyance has hereunto set its signature and seal on this the 5 day of September, 2024.

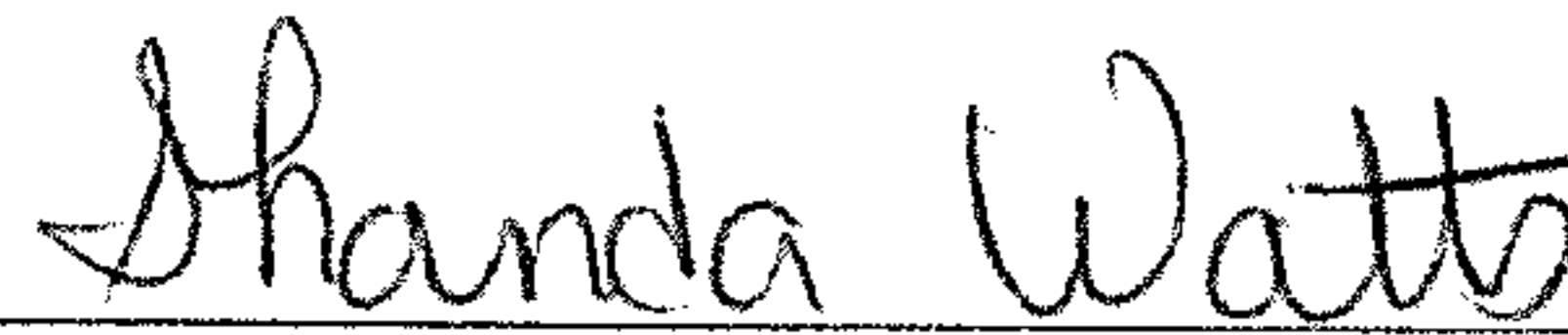
William M. and Dorothy D. Schroeder Irrevocable Trust



By: William M. Schroeder, Jr.
Its: Trustee



By: Shane D. Schroeder
Is: Trustee

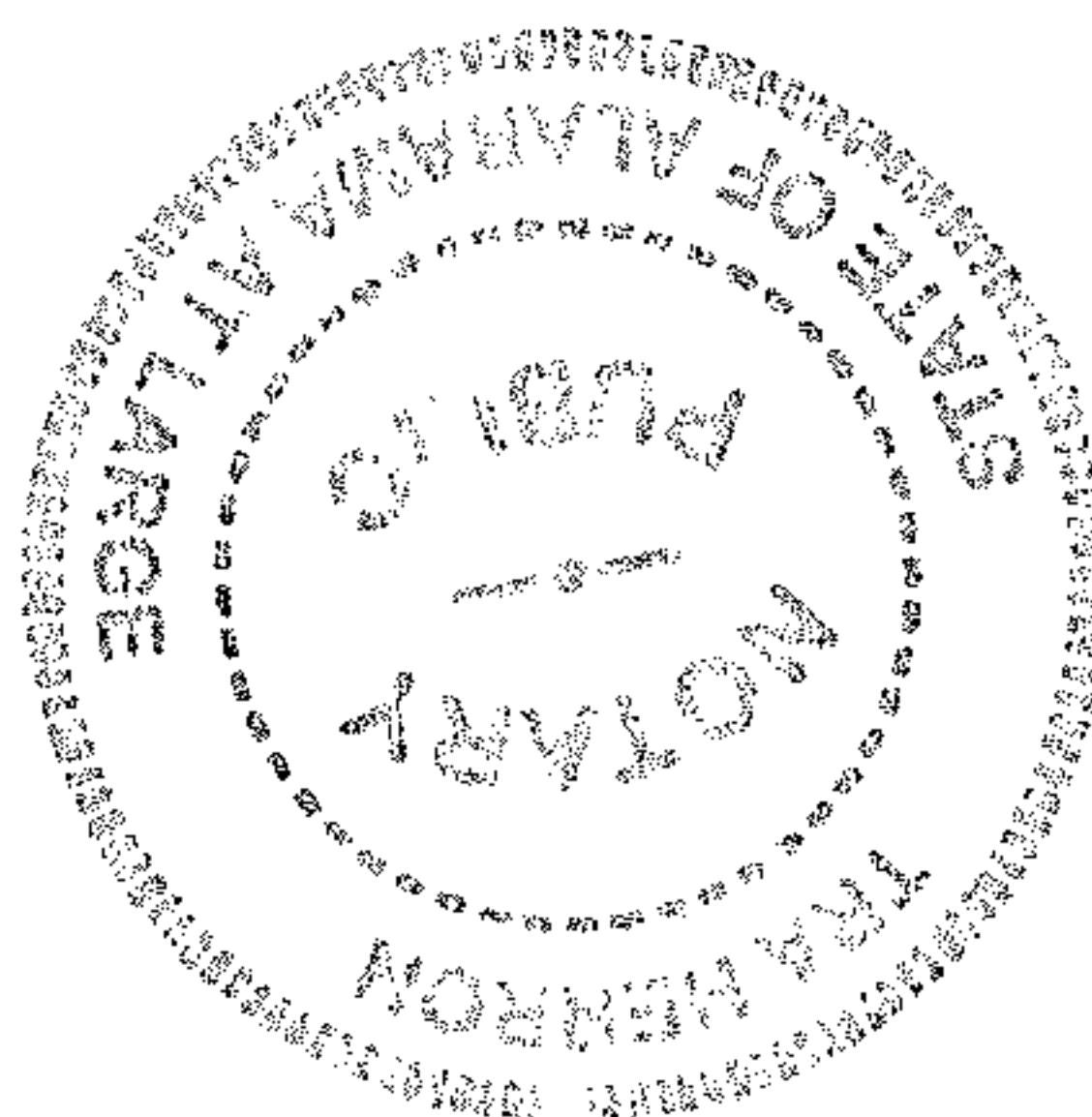


By: Shanda Watts
Its: Trustee

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 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, he/she/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 5 day of September, 2024.

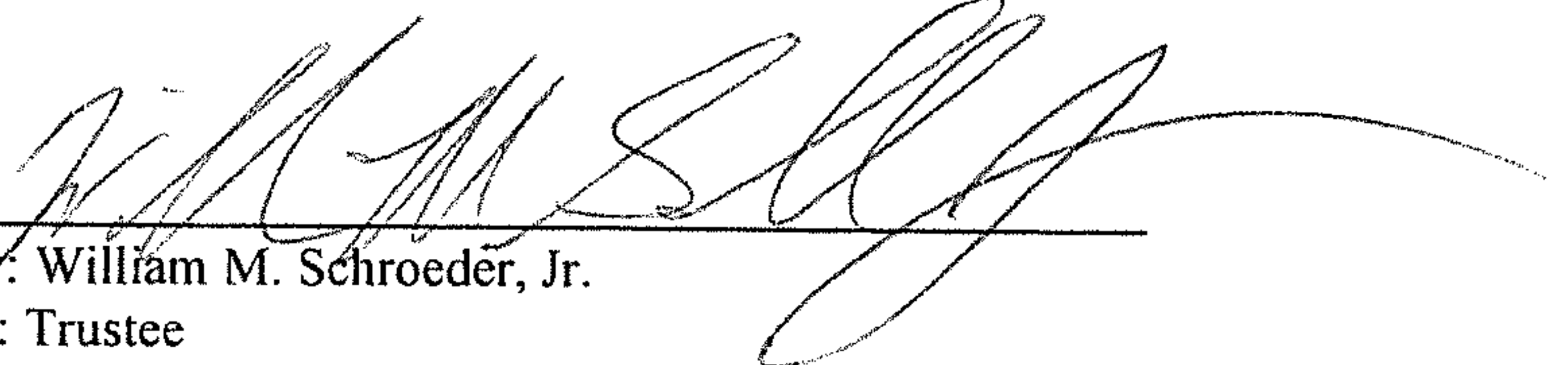


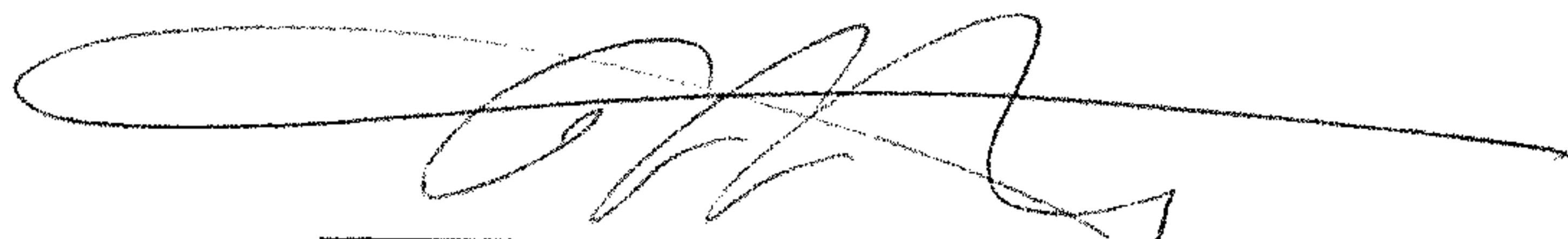
NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 2, 2028

My Commission Expires: _____

IN WITNESS WHEREOF, the said Grantor, by its Trustees who are authorized to execute this conveyance has hereunto set its signature and seal on this the 5 day of September, 2024.

Downs Family Trust - 2012

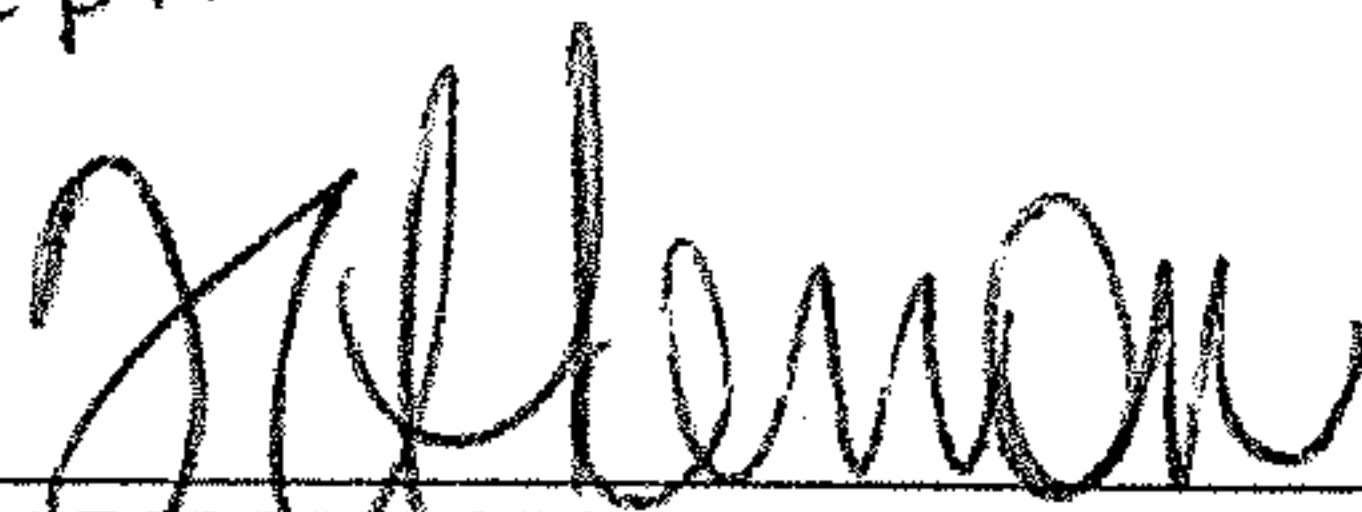

By: William M. Schroeder, Jr.
Its: Trustee


By: Shane D. Schroeder
Is: Trustee

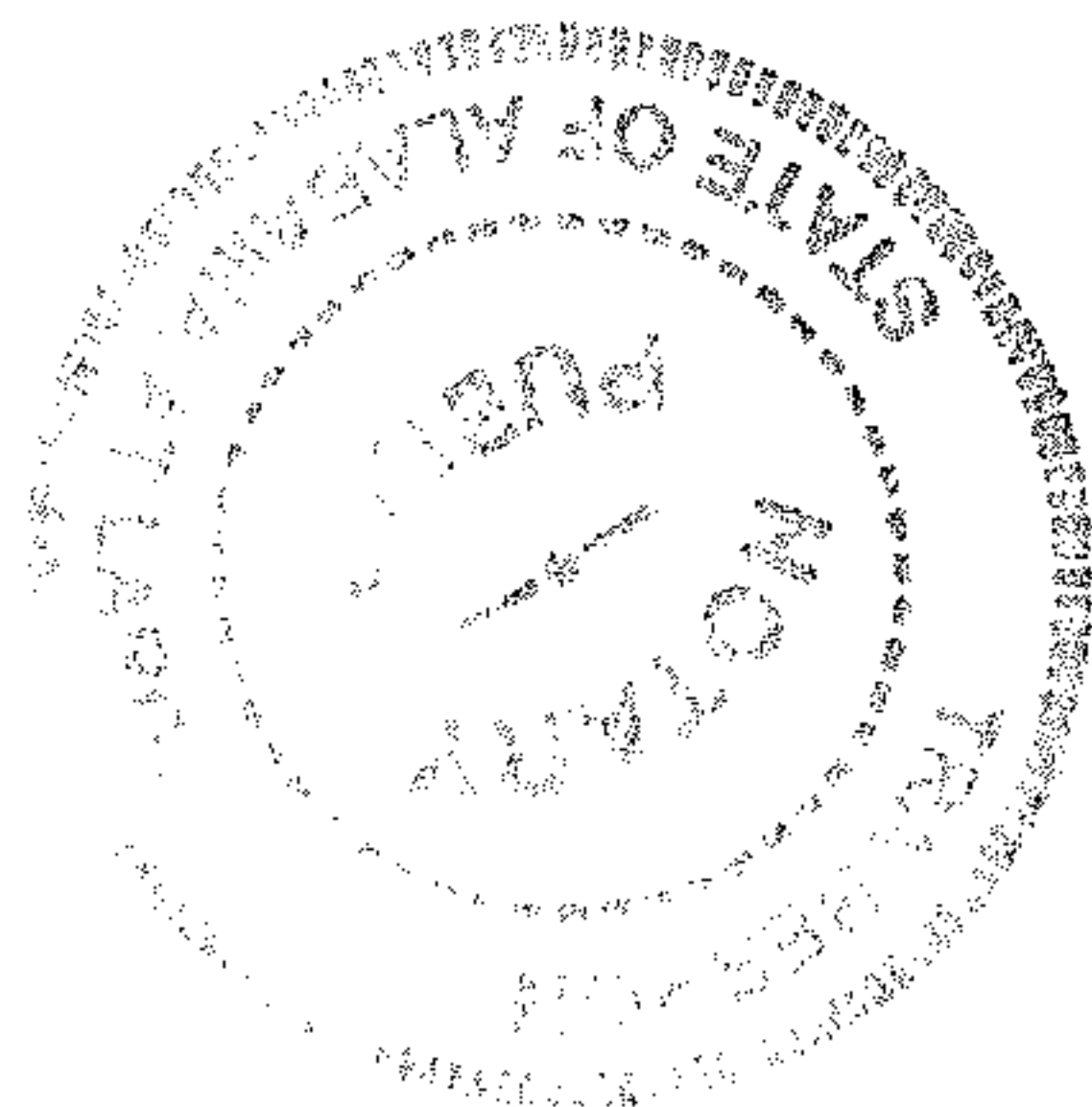
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Jr. and Shane D. Schroeder, whose names as Trustees 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, he/she/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 5 day of September, 2024.


NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MARCH 7, 2028





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2024 01:12:09 PM
\$52.00 BRITTANI
20241007000314160

Ann 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. and Dorothy D
Mailing Address Schroeder irrevocable Trust etal
PO Box 180
Calera, AL 35040

Grantee's Name Cotton & Steel Restorations, LLC
Mailing Address PO Box 1624
Calera, AL 35040

Property Address 1814 14th St
Calera, AL 35040

Date of Sale 09/05/2024
Total Purchase Price \$ 30,000
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 9/5/2024

Print William M Schroeder Jr

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1