

This instrument prepared by:

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

**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: Instrument No. 20210819000404460

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Roy Dallas Downs
498 Wallace Drive
Shelby, Alabama 35143

STATUTORY WARRANTY 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 the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**WILLIAM M. SCHROEDER, JR. AND SHANE S. SCHROEDER, AS TRUSTEES OF
THE DOWNS FAMILY TRUST – 2012 FBO ROY DALLAS DOWNS,**
having a mailing address of 947 Timberline Circle, Calera, AL 35040

(herein referred to as "**Grantor**"), do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

ROY DALLAS DOWNS, a married man,
whose mailing address is **498 Wallace Drive, Shelby, Alabama 35143**

(herein referred to as "**Grantee**"), an undivided one-half (1/2) interest (the "**Property Interest**") in the following described real property situated in Shelby County, Alabama (hereinafter referred to as "**Property**") to-wit:

**See Exhibit "A" attached hereto and made a part hereof for
Legal Description of Property**

**See Exhibit "B" attached hereto and made a part hereof for
Real Estate Sales Validation Information**

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 the Property.

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are 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 any of the Property, together with all rights in connection therewith (however, minerals and mineral rights, royalties and leases are conveyed as a part of the Property Interest to the extent, if any, owned by Grantor); 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 affecting the Property, if any; 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 any of the Property.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs and assigns of the Grantee, in fee simple forever. The Grantor hereby covenants and agrees with Grantee and his heirs and assigns that the Grantor and its successors and assigns will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Note: This instrument is being executed by the undersigned Grantor solely in the fiduciary capacities named 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 their individual capacities, and the undersigned expressly limit their liability hereunder solely to the property now or hereafter held by them as the trustees under the Downs Family Trust – 2012 FBO Roy Dallas Downs.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor 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 -
Signature Page Follows]**

9th IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal on this the day of December, 2024.

GRANTOR:

William M. Schroeder, Jr.
WILLIAM M. SCHROEDER, JR., AS TRUSTEE OF
THE DOWNS FAMILY TRUST – 2012 FBO ROY
DALLAS DOWNS

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., AS TRUSTEE OF THE DOWNS FAMILY TRUST – 2012 FBO ROY DALLAS 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 said conveyance, he, in his capacity as such Trustee 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 seal, this 9th day of December, 2024.

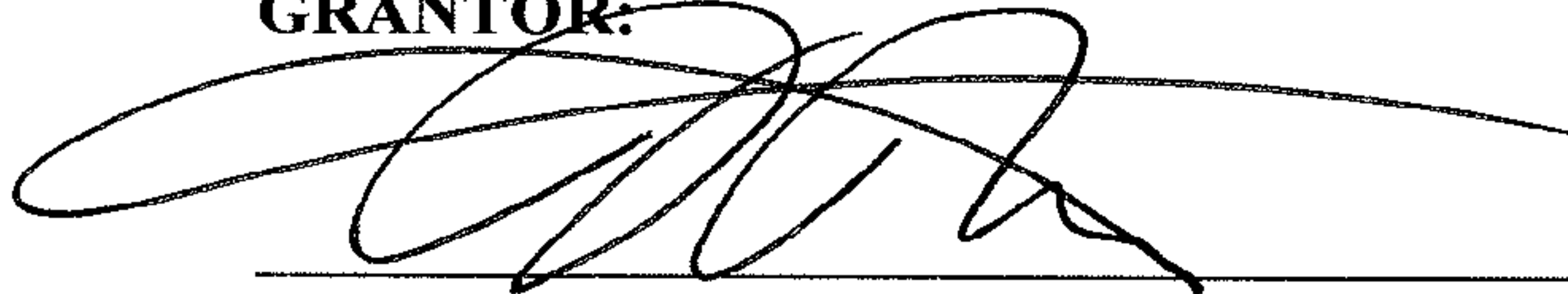
[SEAL]

Lauren B. O'Neil
Notary Public
My Commission Expires: 8/26/28

MY COMMISSION EXPIRES AUGUST 26, 2028

**[Remainder of Page Intentionally Left Blank -
Grantor Signatures Continued on Next Page]**

GRANTOR:



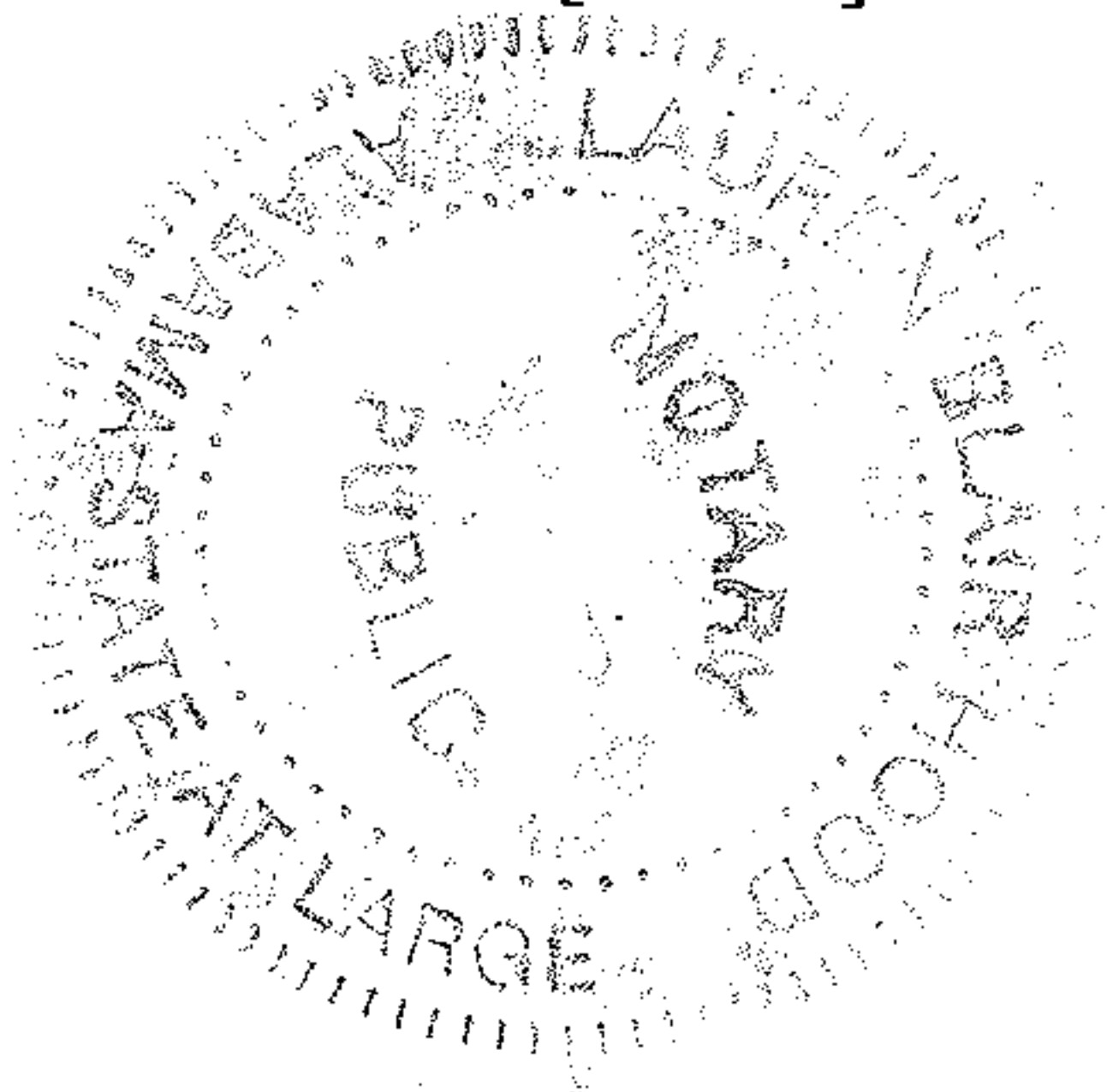
SHANE S. SCHROEDER, AS TRUSTEE OF THE
DOWNS FAMILY TRUST – 2012 FBO ROY DALLAS
DOWNS

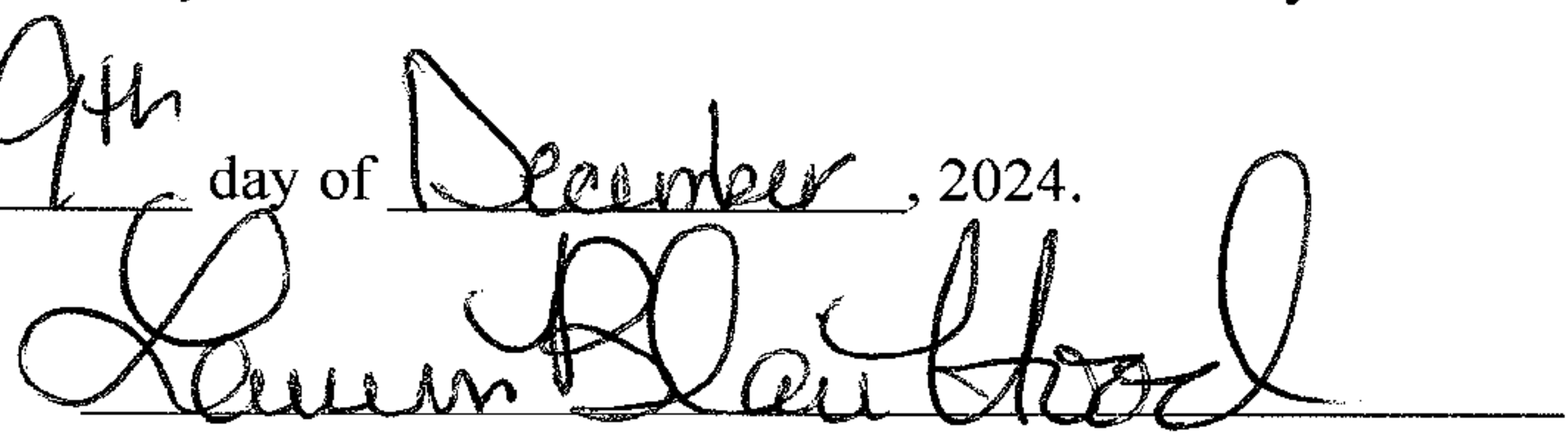
STATE OF Alabama)
COUNTY OF Shelby ;

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that SHANE S. SCHROEDER, AS TRUSTEE OF THE DOWNS FAMILY TRUST – 2012 FBO ROY DALLAS 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 said conveyance, he, in his capacity as such Trustee 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 seal, this 9th day of December, 2024.

[SEAL]




Notary Public
My Commission Expires: 8/26/28

MY COMMISSION EXPIRES AUGUST 26, 2028

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

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

EXHIBIT "B"**REAL ESTATE SALES VALIDATION INFORMATION**

No sale is involved in this conveyance. The Property described on Exhibit "A", being identified as Parcel No. 31-4-18-0-001-060.000 and Parcel No. 31-4-18-0-001-058.000, has a total **Assessor's Market Value of \$45,100** as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner and as set forth below, and the property addresses of the Property, per the records of the Shelby County, Alabama Property Tax Commissioner, are as follows:

<u>Parcel No.</u>	<u>Assessor's Market Value</u>	<u>Property Address</u>
31-4-18-0-001-060.000	\$4,600 (1/2 of \$9,200)	Island off the shore from Tortuga Trace Shelby, AL 35143 and
31-4-18-0-001-058.000	\$40,500 (1/2 of \$81,000)	96 Tortuga Trace Shelby AL 35143
	Total: \$45,100	



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/18/2024 10:52:52 AM
 \$84.50 BRITTANI
 20241218000386260

Allen S. Bayl