

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. 20121217000481640

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Shane D. Schroeder, Trustee
The William M. and Dorothy D. Schroeder Irrevocable Trust
11025 Highway 25
Calera, Alabama 35040

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 Grantors 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 D. SCHROEDER, AS TRUSTEES OF THE
DOWNS FAMILY TRUST – 2012,**
having a mailing address of **P.O. Box 180, Calera, AL 35040,**

and

**SHANE D. SCHROEDER, SHANDA SCHROEDER WATTS, AND WILLIAM M. ("MITT")
SCHROEDER, JR., AS TRUSTEES OF THE
WILLIAM M. AND DOROTHY D. SCHROEDER IRREVOCABLE TRUST,**
having a mailing address of **11025 Highway 25, Calera, Alabama 35040**

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

**SHANE D. SCHROEDER, SHANDA SCHROEDER WATTS, AND WILLIAM M. ("MITT")
SCHROEDER, JR., AS TRUSTEES OF THE
WILLIAM M. AND DOROTHY D. SCHROEDER IRREVOCABLE TRUST,**
whose mailing address is **11025 Highway 25, Calera, Alabama 35040**

(herein referred to as "**Grantee**"), 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 to the extent, if any, owned by Grantors); 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 Grantors hereby covenant and agree with Grantee and its successors and assigns that the Grantors and Grantors' 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 Grantors, but not further or otherwise.

NOTES:

1. This instrument is being executed by the undersigned Grantors 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 and the William M. and Dorothy D. Schroeder Irrevocable Trust.

2. It is the intent of the Grantors that Shane D. Schroeder, Shanda Schroeder Watts, and William M. ("Mitt") Schroeder, Jr., as Trustees of the William M. And Dorothy D. Schroeder Irrevocable Trust shall be the sole owner of the Property in fee simple following this conveyance.

3. The Property being conveyed hereby to the Grantee is specifically conveyed to the Grantee in the Grantee's fiduciary capacities as named herein, to have, hold, maintain and distribute in strict accordance with the terms of the trust agreement relating to, and as a part of, the William M. and Dorothy

D. Schroeder Irrevocable Trust held thereunder for the benefit of the beneficiary(ies) thereof as provided therein.

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 Pages Follow]**

22nd IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal on this the day of ~~December, 2024~~
January, 2025

GRANTOR:

William M. Schroeder
WILLIAM M. SCHROEDER, JR., AS TRUSTEE OF
THE DOWNS FAMILY TRUST - 2012

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 DOWNS FAMILY TRUST – 2012 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 22nd day of ~~December, 2024~~ January, 2025

[SEAL]

Lauren Blair Hood
Notary Public
My Commission Expires: 8/26/28

MY COMMISSION EXPIRES AUGUST 26, 2028

GRANTOR:



SHANE D. SCHROEDER, AS TRUSTEE OF THE
DOWNS FAMILY TRUST - 2012

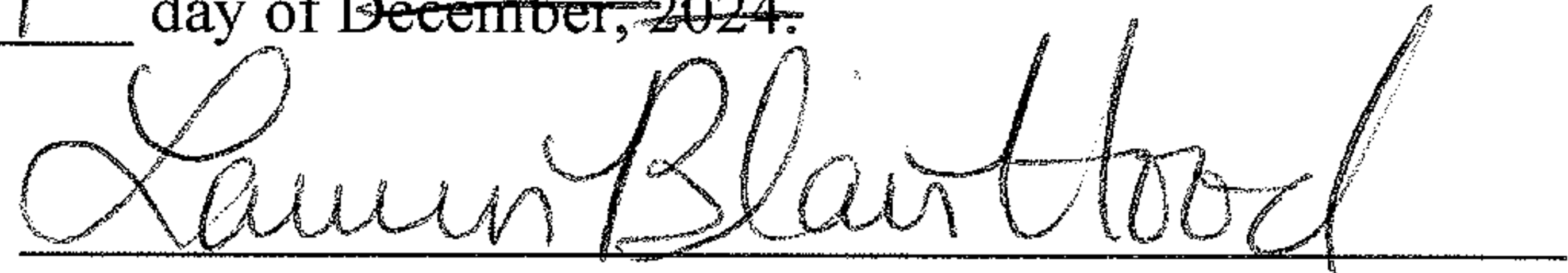
STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that, SHANE D. SCHROEDER, AS TRUSTEE OF DOWNS FAMILY TRUST – 2012 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 14th day of January 2025, ~~December, 2024.~~

[SEAL]



Notary Public

My Commission Expires: 8/26/28

MY COMMISSION EXPIRES AUGUST 26, 2028



GRANTOR:



SHANE D. SCHROEDER, AS TRUSTEE OF THE
WILLIAM M. AND DOROTHY D. SCHROEDER
IRREVOCABLE TRUST

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 D. SCHROEDER, AS TRUSTEE OF THE WILLIAM M. AND DOROTHY D. SCHROEDER IRREVOCABLE TRUST 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 12th day of January 2025, ~~December, 2024~~.

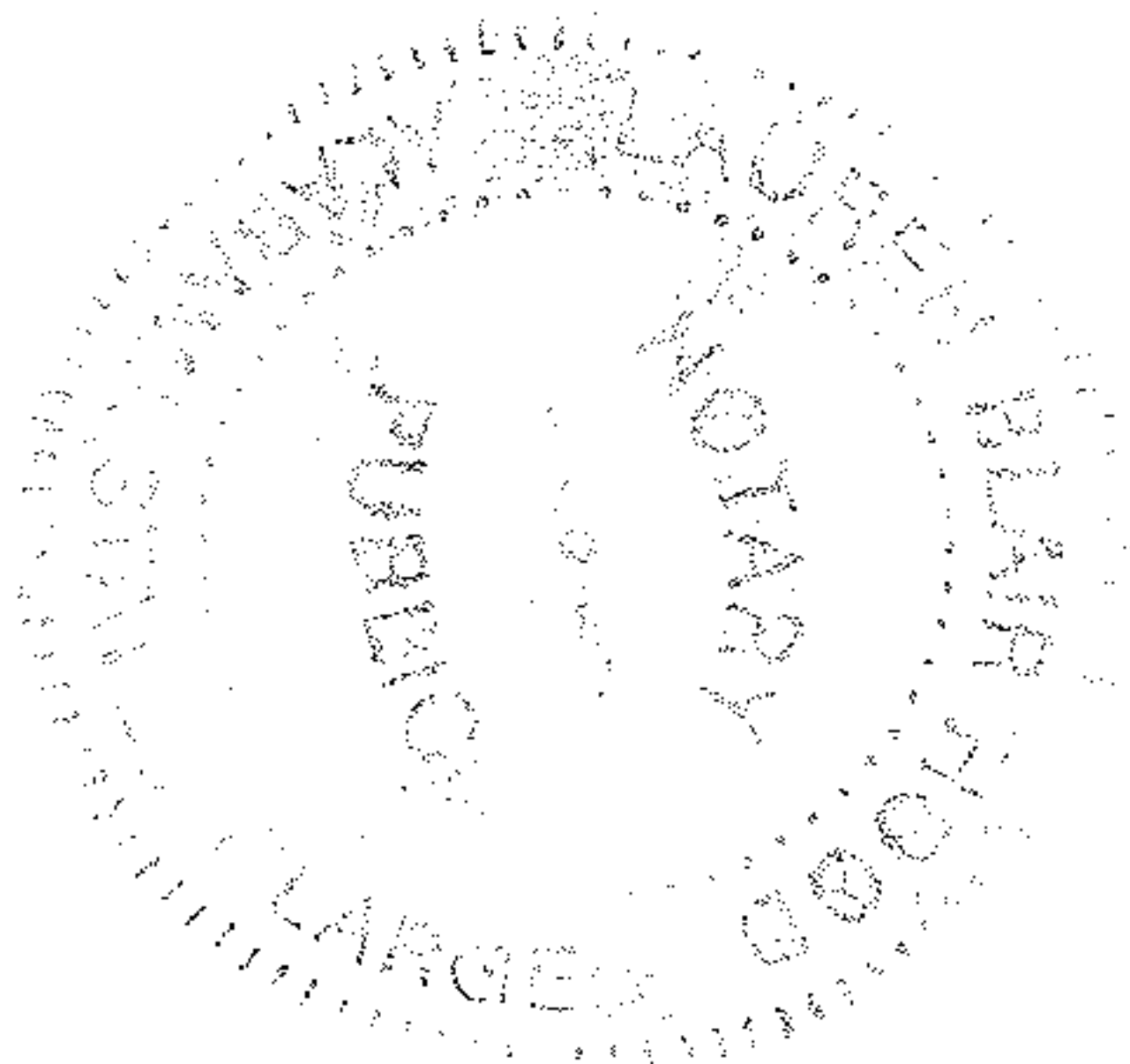
[SEAL]



Notary Public

My Commission Expires: 8/26/28

MY COMMISSION EXPIRES AUGUST 26, 2028



GRANTOR:

Shanda Schroeder Watts

SHANDA SCHROEDER WATTS, AS TRUSTEE OF
THE WILLIAM M. AND DOROTHY D. SCHROEDER
IRREVOCABLE TRUST

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that SHANDA SCHROEDER WATTS, AS TRUSTEE OF THE WILLIAM M. AND DOROTHY D. SCHROEDER IRREVOCABLE TRUST 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, she, in her 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 14th day of January 2025, ~~December, 2024~~.

[SEAL]

Lauren Blair Hood

Notary Public

My Commission Expires: 8/26/28

MY COMMISSION EXPIRES AUGUST 26, 2028

GRANTOR:

William M. Schroeder, Jr.

WILLIAM M. ("MITT") SCHROEDER, JR., AS
TRUSTEE OF THE WILLIAM M. AND DOROTHY D.
SCHROEDER IRREVOCABLE TRUST

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. ("MITT") SCHROEDER, JR., AS TRUSTEE OF THE WILLIAM M. AND DOROTHY D. SCHROEDER IRREVOCABLE TRUST 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 14th day of January 2025 ~~December, 2024.~~

[SEAL]

Lauren Blanton

Notary Public

My Commission Expires: 8/26/28

MY COMMISSION EXPIRES AUGUST 26, 2028

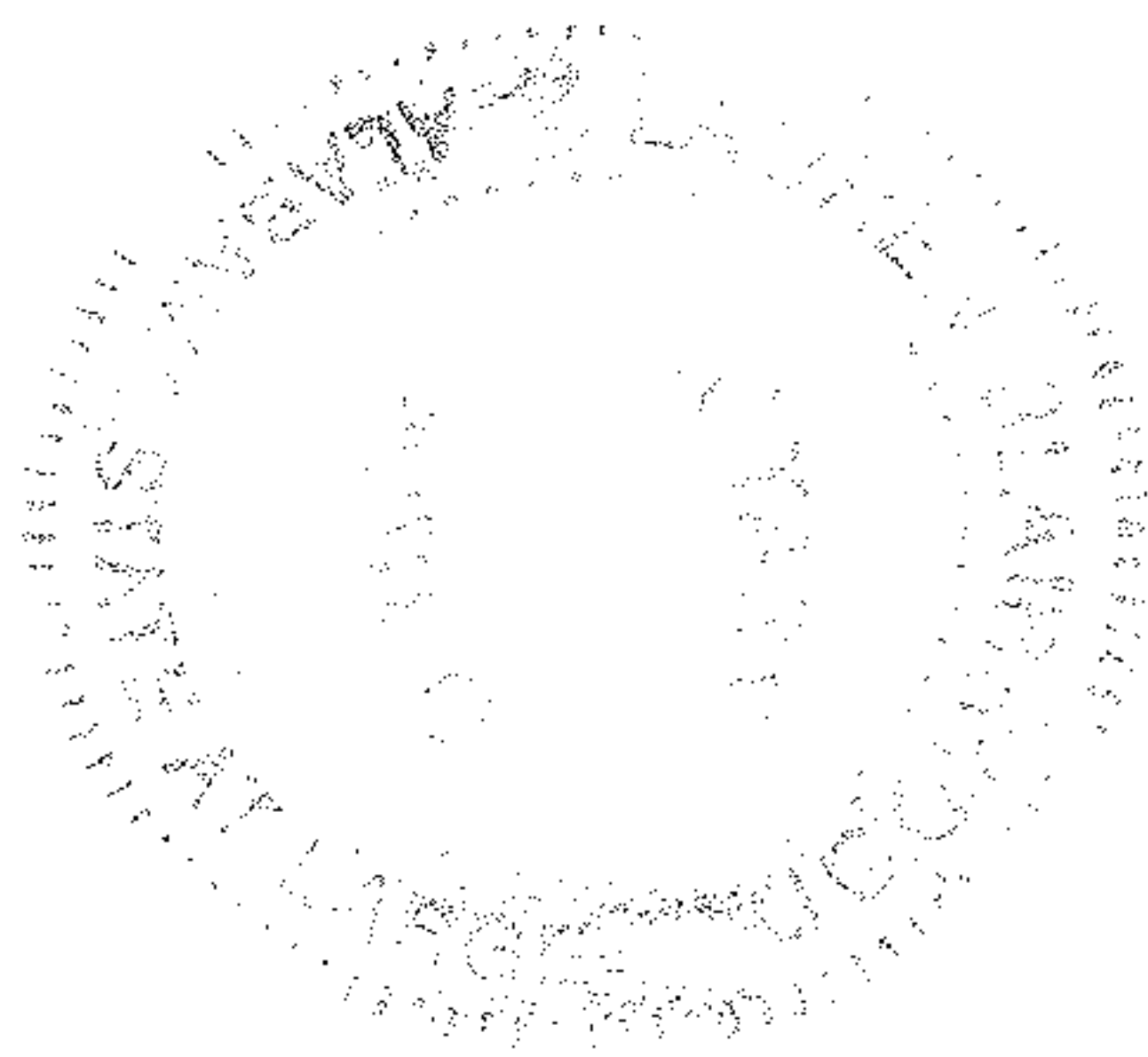


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Lots 1 and 2, Block 68, Dunstan's Map of the Town of Calera, Shelby County, Alabama.

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. 28-5-16-3-003-010.000, has an **Assessor's Market Value of \$23,170** as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner. No Property address is provided by the Shelby County, Alabama Property Tax Commissioner.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/28/2025 01:48:09 PM
\$79.50 JOANN
20250128000026580**

Allie S. Bayl