

This instrument prepared by:

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

**NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE
LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: 20250129000027330

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

SHANE D. SCHROEDER, an unmarried man,
whose mailing address is **11025 Highway 25, Calera, Alabama 35040**,

SHANDA SCHROEDER WATTS, a married woman,
whose mailing address is **11025 Highway 25, Calera, Alabama 35040**,

and

WILLIAM M. ("MITT") SCHROEDER, JR., a married man,
whose mailing address is **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

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

(herein referred to as "**Grantee**"), **all of the Grantors' 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 Grantors 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 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 his heirs and assigns that the Grantors and their heirs 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.

Note: The Property is not the homestead of any of the Grantors or any Grantors' spouses.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantors hereby attest that, to the best of Grantors' 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 Grantors further understand 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]**

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this the 14th day of January, 2025.

GRANTOR:




SHANE D. 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 **SHANE D. SCHROEDER** 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 14th day of January, 2025.

[SEAL]



Notary Public
My Commission Expires: 8/26/28

MY COMMISSION EXPIRES AUGUST 26, 2028



GRANTOR:

Shanda Schroeder Watts

SHANDA SCHROEDER WATTS

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** 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 executed the same voluntarily on the day the same bears date.

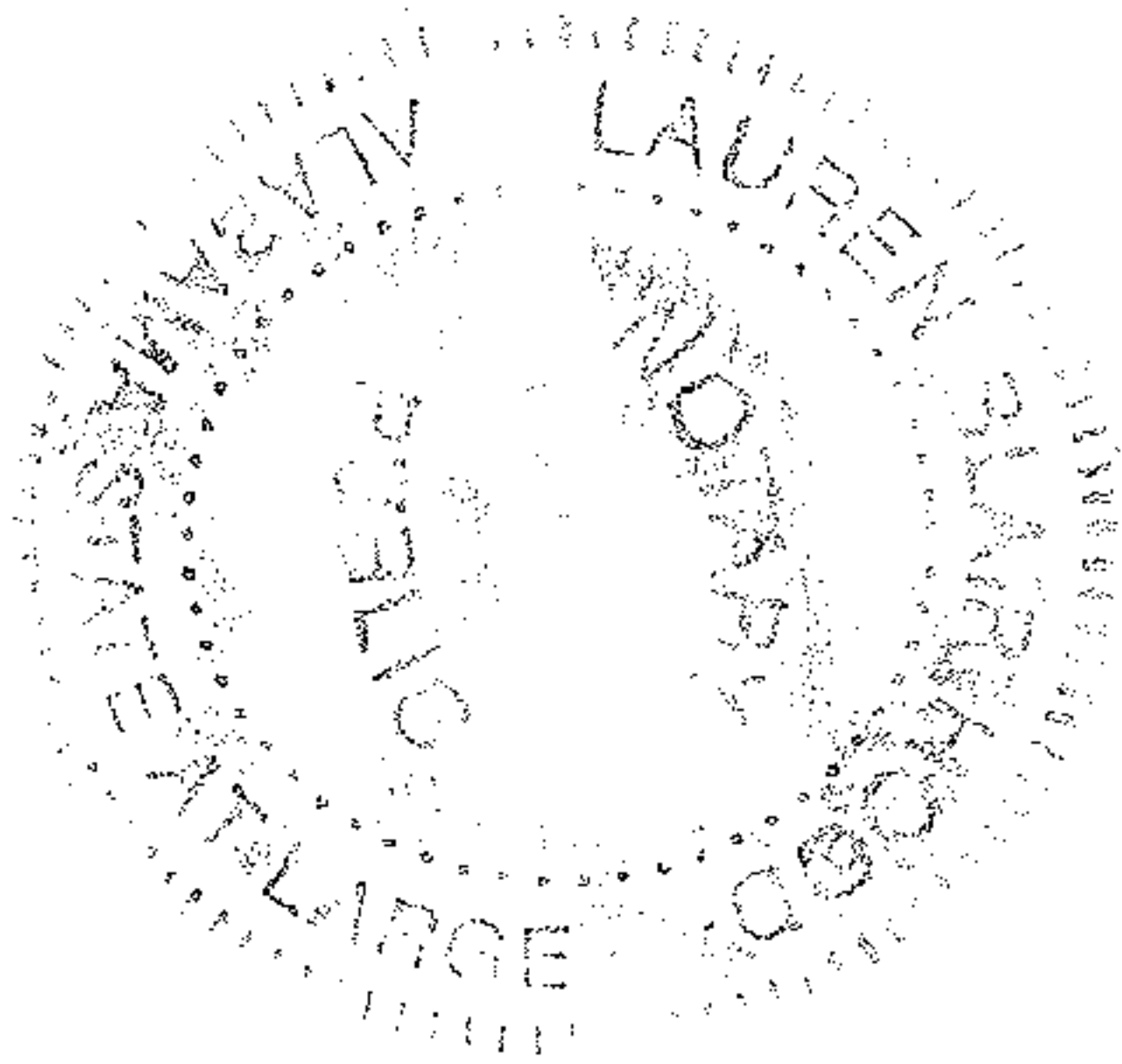
GIVEN under my hand and seal, this 14th day of January, 2025.

[SEAL]

Lauren Blain Hood

Notary Public

My Commission Expires: 8/26/28



GRANTOR:



WILLIAM M. ("MITT") SCHROEDER, JR.

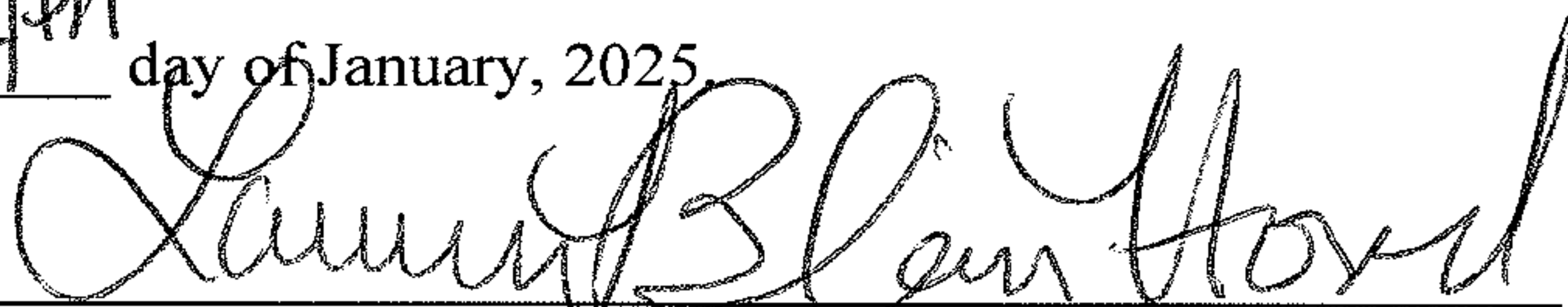
STATE OF ALABAMA)

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.** 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 14th day of January, 2025.

[SEAL]



Notary Public
My Commission Expires: 8/26/28

MY COMMISSION EXPIRES AUGUST 26, 2028



EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

That certain parcel of land as shown as "Not a part of subdivision" on the record map of the 1971 Addition to Shelby Shores, as recorded in Map Book 5, page 96, in the Probate Office of Shelby County, Alabama, situated in NW 1/4 of the NW 1/4 of Section 18, Township 22 South, Range 2 East; Said parcel further described as lying to the East of Lot 2 of said subdivision, West of Lot 3 of said subdivision, South of Wallace Drive and North of the 397 datum plan of Lay Lake

Less and Except

A portion of the parcel of land as shown as "Not a part of subdivision" on the record map of the 1971 Addition to Shelby Shores, as recorded in Map Book 5, page 96, in the Probate Office of Shelby County, Alabama, situated in NW 1/4 of the NW 1/4 of Section 18, Township 22 South, Range 2 East, more particularly described as follows:

Begin at the Northeast corner of Lot 2 of the 1971 Addition to Shelby Shores, as recorded in Map Book 5, page 96 in the Probate Office of Shelby County, Alabama; thence run Southwesterly along the East line of Lot 2 a distance of 324.44 feet to the SE corner of said Lot and a point on contour line elevation 397; thence turn an angle of 152°23'30" to the left and run along said contour line elevation a distance of 114.24 feet; thence turn an angle of 40°57'06" to the left and run a distance of 229.40 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4, Section 18, Township 22 South, Range 2 East, Shelby County, Alabama.

Less and Except

A portion of the parcel of land as shown as "Not a part of subdivision" on the record map of the 1971 Addition to Shelby Shores, as recorded in Map Book 5, page 96, in the Probate Office of Shelby County, Alabama, situated in NW 1/4 of the NW 1/4 of Section 18, Township 22 South, Range 2 East, more particularly described as follows:

Begin at the Northernmost corner of said Lot No. 3 according to map of said 1971 Addition to Shelby Shores as recorded in said Map Book 5, on page 96, and run thence Southwesterly along the Northwesterly boundary of said Lot 3 a distance of 125.55 feet to a point; thence turn an angle of 100°01' to the right and run 68. 3 feet to a 10 foot easement as shown on said map; thence run in a Northeasterly direction along said easement to the Southerly boundary of Wallace Drive as shown on said map; thence run in an Easterly direction along South boundary of Wallace Drive a distance of 98 feet, more or less, to the point of beginning of said parcel.

Less and Except

Boat Lot 2-A, according to the survey of Turtle Cove, First Addition, as recorded in Map Book 12 page 55, in the Probate Office of Shelby County, Alabama.

Less and Except

A portion of the parcel of land as shown as "Not a part of subdivision" on the record map of the 1971 Addition to Shelby Shores, as recorded in Map Book 5, page 96, in the Probate Office of Shelby County, Alabama, situated in NW 1/4 of the NW 1/4 of Section 18, Township 22 South, Range 2 East, more particularly described as follows:

Begin at the Northwesterly corner of Lot 2-A, according to the survey of Turtle Cove, First Addition, as recorded in Map Book 12 page 55, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southerly right of way line of Wallace Drive and run thence in a Westerly direction along said right of way line for a distance of 25.00 feet to a point; thence 95°22'47" to the left and run in a Southerly direction for a distance of 75.50 feet to the Southwest corner of said Lot 2-A; thence 161°12'27" to the left and run in a Northeasterly direction and along the Westerly line of said Lot 2-A for a distance of 77.21 feet to the point of beginning.

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

The Property described on Exhibit "A" is identified as Parcel No. 31-4-18-0-001-055.000. The Property Interest has a Purchase Price of **\$15,000** as can be verified by the that certain purchase and sale agreement for the Property Interest and as set forth below, and the property address of the Property, per the records of the Shelby County, Alabama Property Tax Commissioner, is as follows:

<u>Parcel No.</u>	<u>Purchase Price</u>	<u>Property Address</u>
31-4-18-0-001-055.000	\$15,000	80 Wallace Drive, Shelby, AL 35143



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2025 11:44:24 AM
\$56.00 JOANN
20250129000027330

Allen S. Bayl