

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

Send Tax Notice To
Shane D. Schroeder
P.O. Box 180
Calera, AL 35040

WARRANTY DEED

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

That in consideration of TWO HUNDRED TWENTY FIVE THOUSAND and 00/100 Dollars (\$225,000.00) and other good and valuable consideration to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, SHANE D. SCHROEDER, SHANDA WATTS AND WILLIAM M. SCHROEDER, JR., AS TRUSTEES OF THE WILLIAM M. AND DOROTHY D. SCHROEDER IRRREVOCABLE TRUST DATED THE 9TH DAY OF OCTOBER, 1996 (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto SHANE D. SCHROEDER, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the southeast corner of the SE1/4 of SW1/4, Section 7, T-22S, R-2E; thence run north along the east boundary line of said quarter-quarter section a distance of 61.56 feet to the point of beginning; thence turn an angle of 55 deg. 26' 40" to the left and run a distance of 82.65 feet to an iron rebar; thence turn an angle of 81 deg. 00' 24" to the right and run a distance of 210.30 feet to an iron rebar; thence turn an angle of 87 deg. 10' 21" to the right and run a distance of 139.89 feet to an iron rebar; thence turn an angle of 93 deg. 54' 03" to the right and run a distance of 71.01 feet to a point; thence turn an angle of 6 deg. 25' 38" to the left and run a distance of 65.55 feet to a point; thence turn an angle of 2 deg. 39' 17" to the left and run a distance of 107.21 feet to an iron rebar; thence turn an angle of 107 deg. 00' 07" to the right and run a distance of 78.78 feet to the point of beginning. Said parcel is lying in the SE1/4 of SW1/4 and the SW1/4 of SE1/4, Section 7, T-22S, R-2E, Shelby County, Alabama.

Subject to:

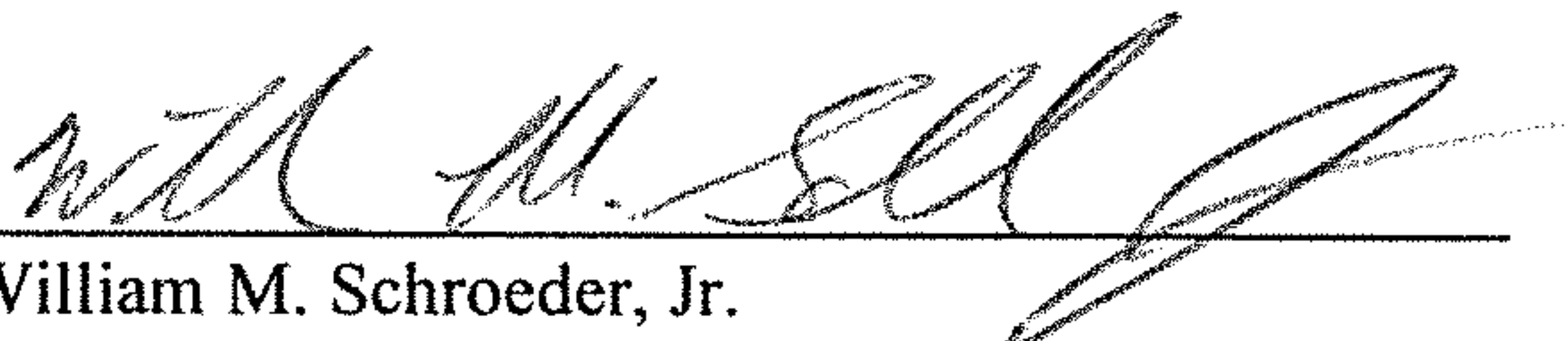
1. Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

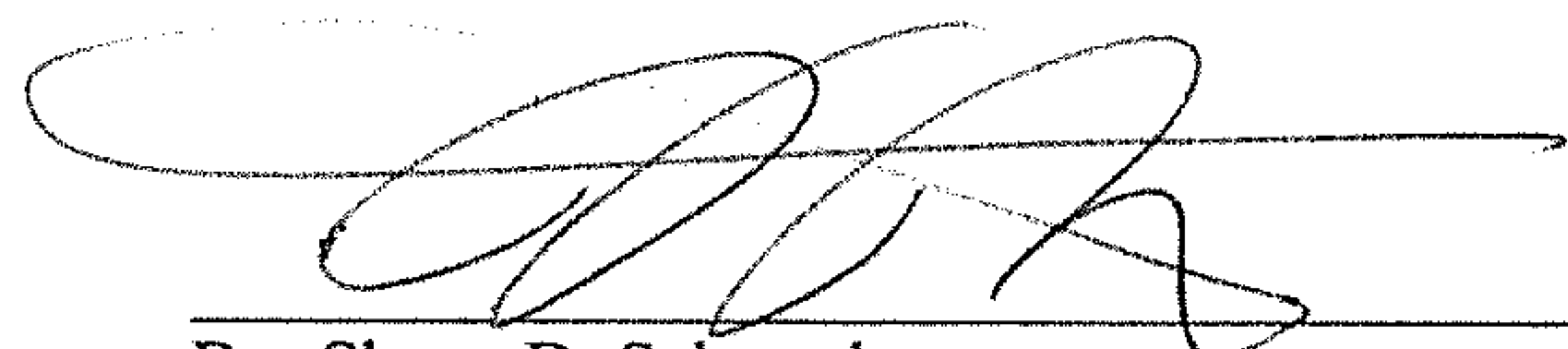
TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns, forever.

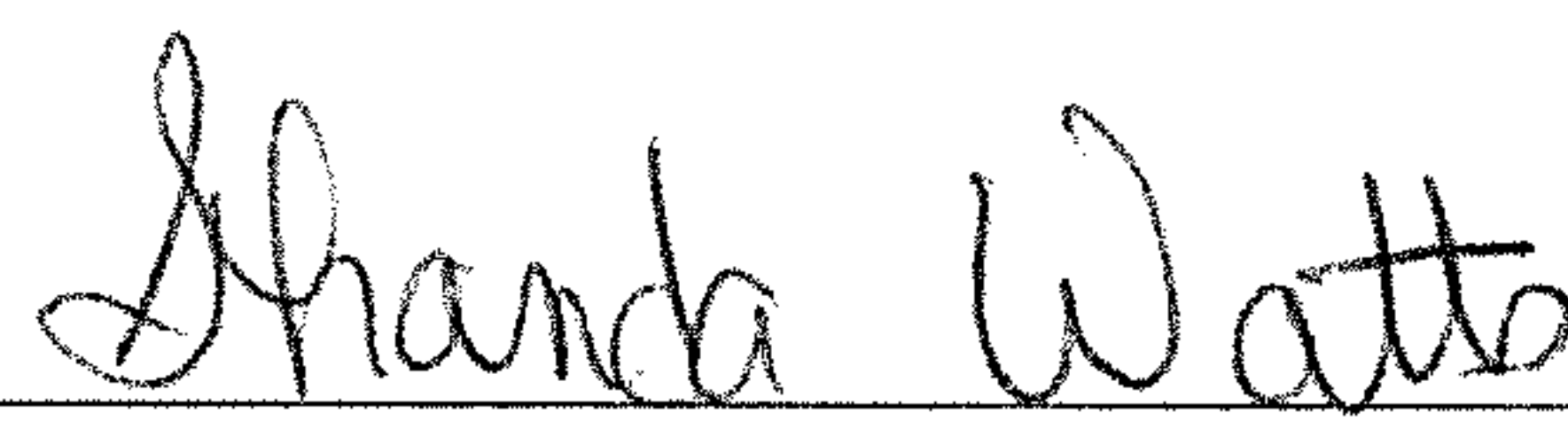
And the Grantors do for itself/themselves and for its/their successors and assigns covenant with the said Grantee, his successors and assigns, that it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it/they have a good right to sell and convey the same as aforesaid; that it/they will, and its/their successors and assigns shall warrant and defend the same to the said Grantee, his 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 5th day of February, 2025.

William M. and Dorothy D. Schroeder Irrevocable Trust


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

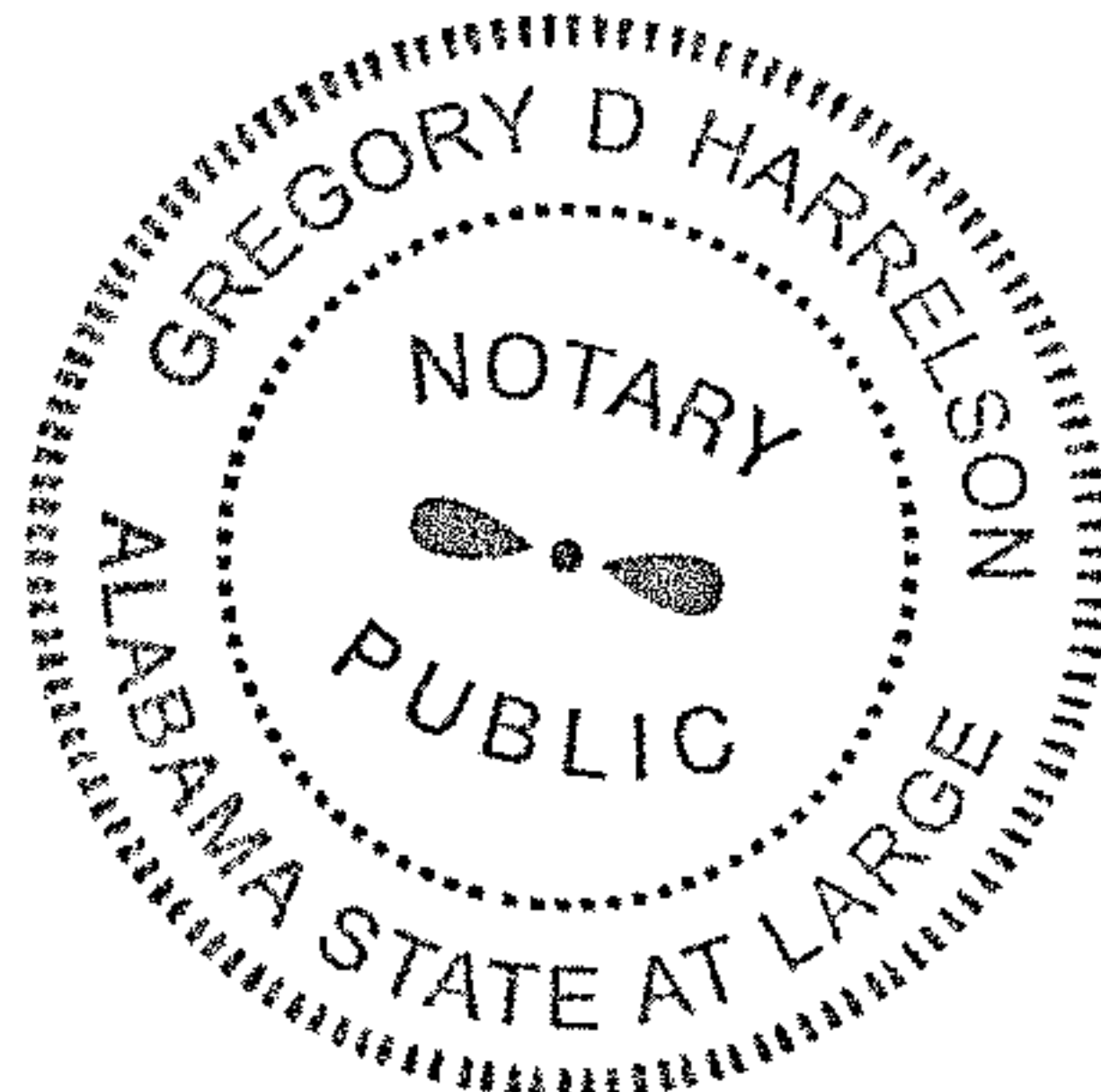

By: Shane D. Schroeder
Is: Trustee

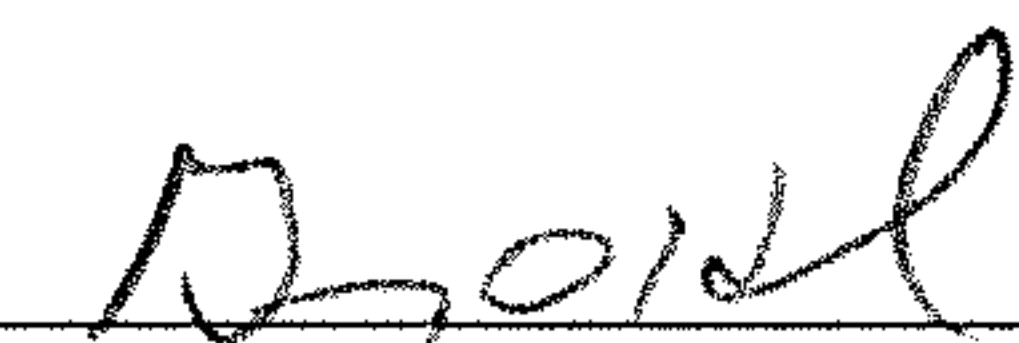

By: Shanda Watts
Its: Trustee

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 5th day of February, 2025.




NOTARY PUBLIC

My Commission Expires: 8/21/27

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
PO Box 180
Calera, AL 35040

Grantee's Name Shane D. Schroeder
 Mailing Address PO Box 180
Calera, AL 35040

Property Address 510 Wallace Drive
Shelby, AL 35143

Date of Sale 02/05/2025
 Total Purchase Price \$ 225,000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/06/2025 01:53:03 PM
 \$255.00 JOANN
 20250206000037470

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed Alvin S. Byrd 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 2/5/2025

Print Shane D. Schroeder

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1