

This Instrument was Prepared by:

Send Tax Notice To: Gabriel Oliver Odeh  
Ana Odeh

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-15-22598

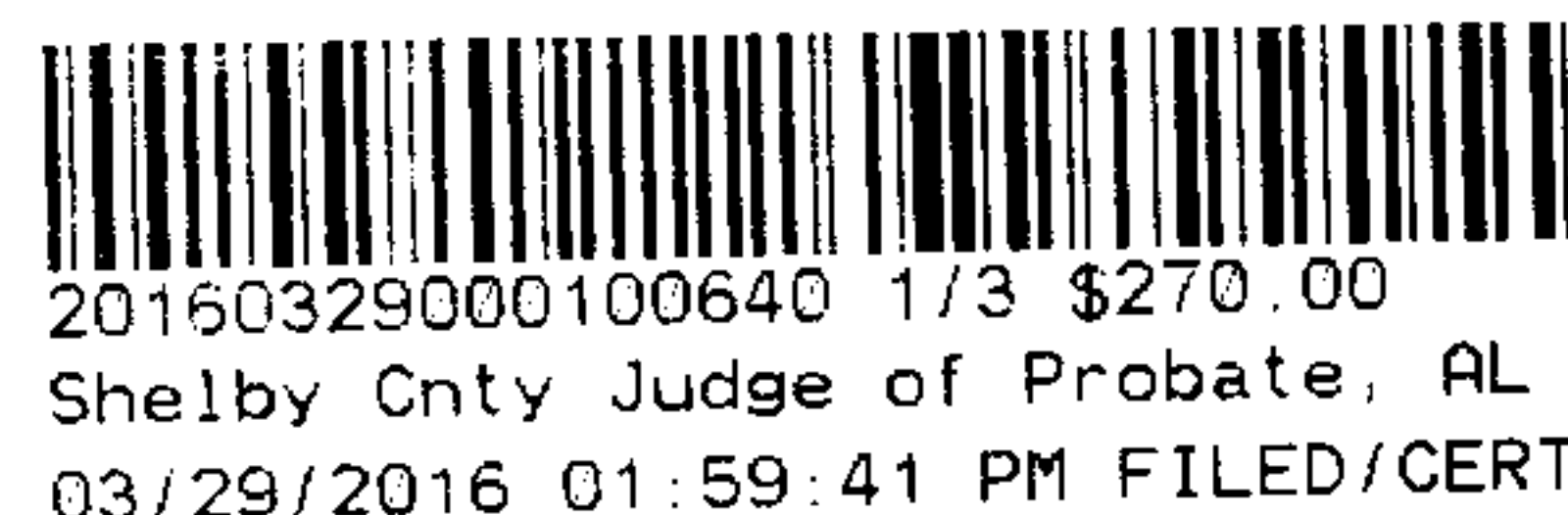
PO Box 380551  
Birmingham, AL 35238

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



That in consideration of the sum of **Three Hundred Seventy Three Thousand Two Hundred Fifty Dollars and No Cents (\$373,250.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Martin Schreiber and Kari S. Schreiber**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Gabriel Oliver Odeh and Ana Odeh**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$123,250.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of March, 2016.

Martin Schreiber

Kari S. Schreiber

Shelby County, AL 03/29/2016  
State of Alabama  
Deed Tax: \$250.00

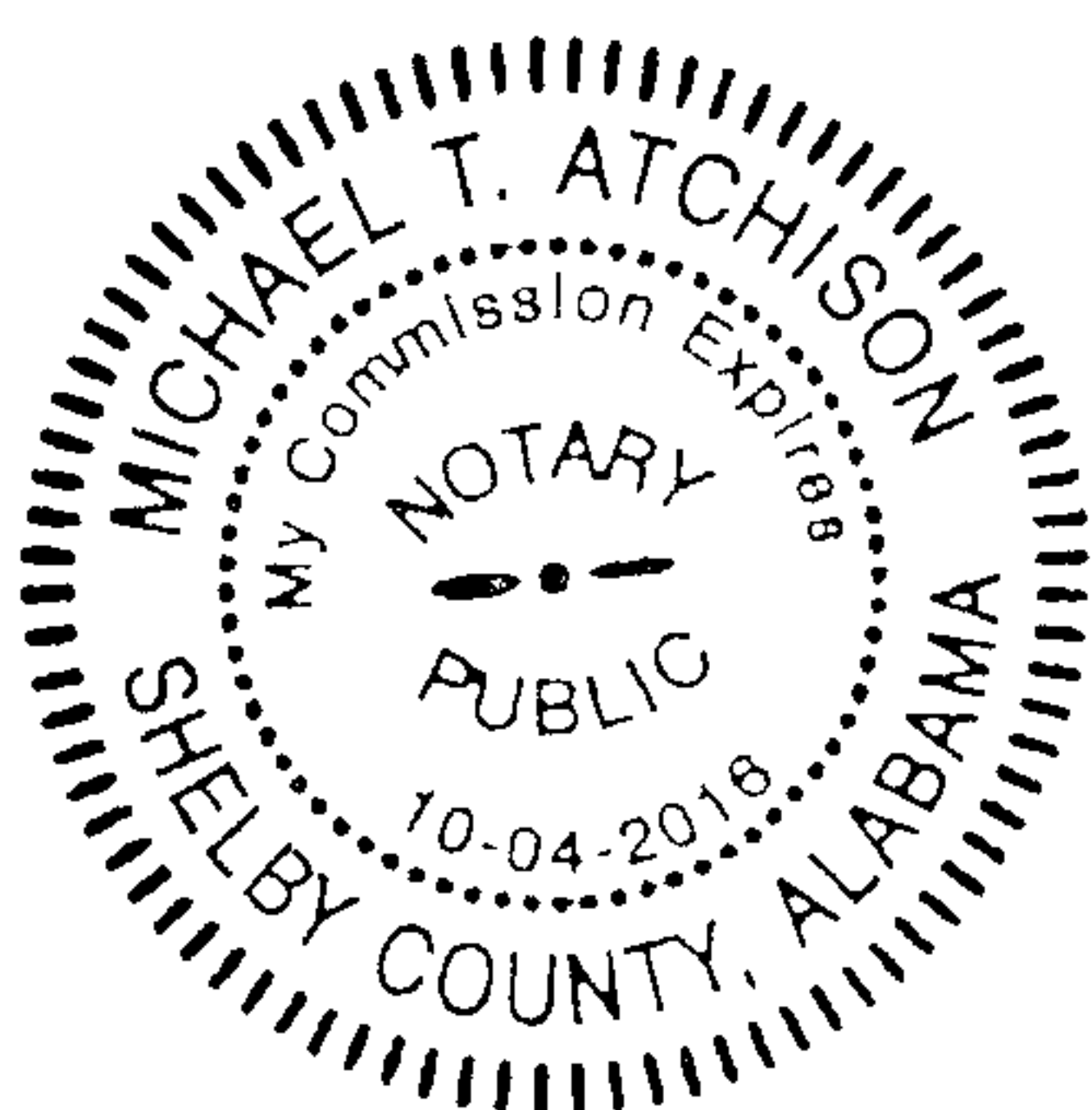
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Martin Schreiber and Kari S. Schreiber, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

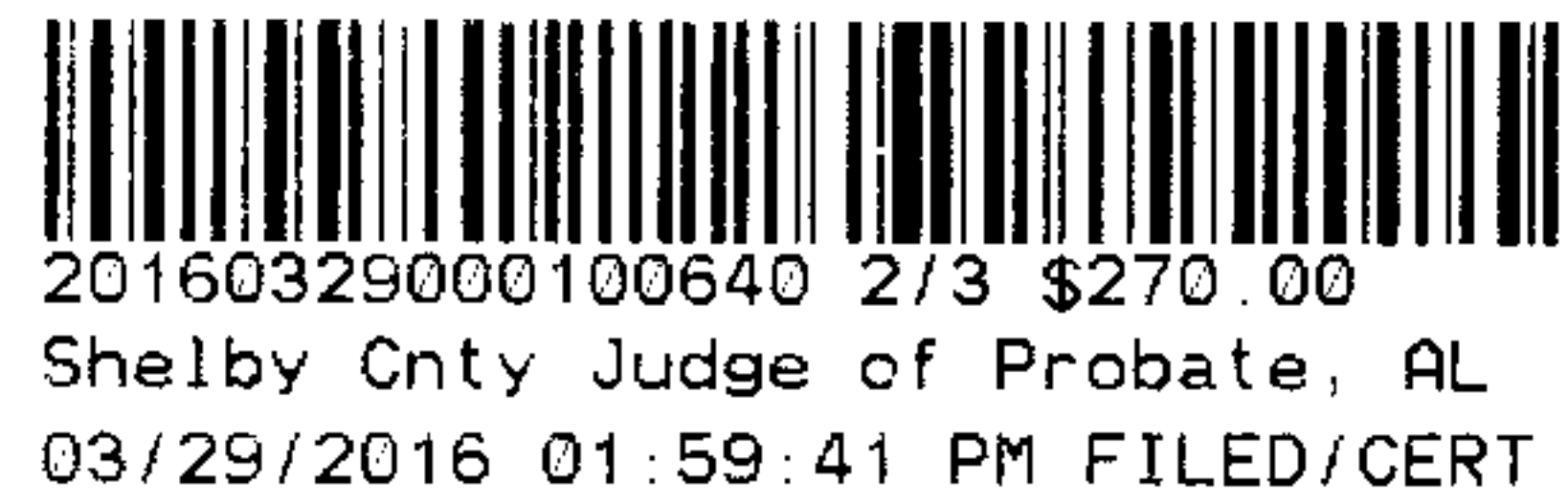
Given under my hand and official seal this the 25th day of March, 2016.

Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**



**PARCEL I:**

Lots 1, 2, 3, 4 and 5, in Block 3, as shown by map of J. W. Johnston's Addition to Town of Columbiana, as recorded in Probate Office of Shelby County, Alabama in Map Book 4, Page 24. Situated in Shelby County, Alabama.

**PARCEL II:**

A parcel of land situated in the NW ¼ of Section 25, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of above said section; thence North 88 degrees 54 minutes 58 seconds East, a distance of 843.02 feet to the Point of Beginning; thence North 89 degrees 01 minute 22 seconds East, a distance of 158.52 feet; thence North 89 degrees 03 minutes 21 seconds East, a distance of 176.15 feet; thence South 03 degrees 07 minutes 17 seconds East, a distance of 101.70 feet; thence South 87 degrees 30 minutes 12 seconds West, a distance of 327.33 feet; thence North 06 degrees 48 minutes 17 seconds West, a distance of 110.87 feet to the Point of Beginning.

**PARCEL III:**

A parcel of land situated in the NW ¼ of Section 25, Township 21 South, 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of above said section; thence North 88 degrees 54 minutes 58 seconds East, a distance of 843.02 feet; thence South 06 degrees 48 minutes 17 seconds East, a distance of 110.87 feet; thence North 87 degrees 30 minutes 12 seconds East, a distance of 290.55 feet to the Point of Beginning; thence continue along the last described course, a distance of 36.79 feet; thence South 03 degrees 07 minutes 17 seconds East, a distance of 92.96 feet; thence South 79 degrees 44 minutes 30 seconds West, a distance of 29.93 feet; thence North 07 degrees 17 minutes 59 seconds West, a distance of 97.34 feet to the Point of Beginning.

**PARCEL IV:**

A parcel of land situated in the NW ¼ of Section 25, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of above said section; thence North 88 degrees 54 minutes 58 seconds East, a distance of 843.02 feet; thence South 06 degrees 48 minutes 17 seconds East, a distance of 110.87 feet; thence North 87 degrees 30 minutes 12 seconds East, a distance of 280.51 feet to the Point of Beginning; thence continue along the last described course, a distance of 10.04 feet; thence South 07 degrees 17 minutes 58 seconds East, a distance of 97.34 feet; thence North 79 degrees 44 minutes 30 seconds East, a distance of 29.93 feet; thence South 07 degrees 07 minutes 17 seconds East a distance of 45.69 feet; thence South 87 degrees 52 minutes 49 seconds West, a distance of 16.62 feet; thence South 07 degrees 17 minutes 58 seconds East, a distance of 99.34 feet; thence South 81 degrees 04 minutes 08 seconds West, a distance of 20.01 feet; thence North 07 degrees 17 minutes 58 seconds West, a distance of 240.61 feet to the Point of Beginning.

## Real Estate Sales Validation Form

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Martin Schreiber  
Kari S. Schreiber

Mailing Address 280 Highway 435  
COLUMBIANA, AL 35051

Property Address 104 Center Street  
Columbiana, AL 35051

Grantee's Name Gabriel Oliver Odeh  
Ana Odeh

Mailing Address P.O. Box 380551  
Birmingham, AL 35238


Date of Sale March 25, 2016  
Total Purchase Price \$373,250.00

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  
xx Sales Contract  
       Closing Statement

       Appraisal  
       Other

  
20160329000100640 3/3 \$270.00  
Shelby Cnty Judge of Probate, AL  
03/29/2016 01:59:41 PM FILED/CERT

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 of 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 March 23, 2016

       Unattested



(verified by)

Print Martin Schreiber

Sign Martin Schreiber

(Grantor/Grantee/Owner/Agent) circle one