

This instrument is being re-recorded to correct the legal description in Inst. No 20220526000213530

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-22-28312

Send Tax Notice To: Martin D. Schreiber  
Kari S. Schreiber

280 Hwy 435  
Columbiana, AL 35051

**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 **Twenty Four Thousand Dollars and No Cents (\$24,000.00)**, 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, **Timothy Montgomery and Cheree Montgomery, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Martin D. Schreiber and Kari S. Schreiber** (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

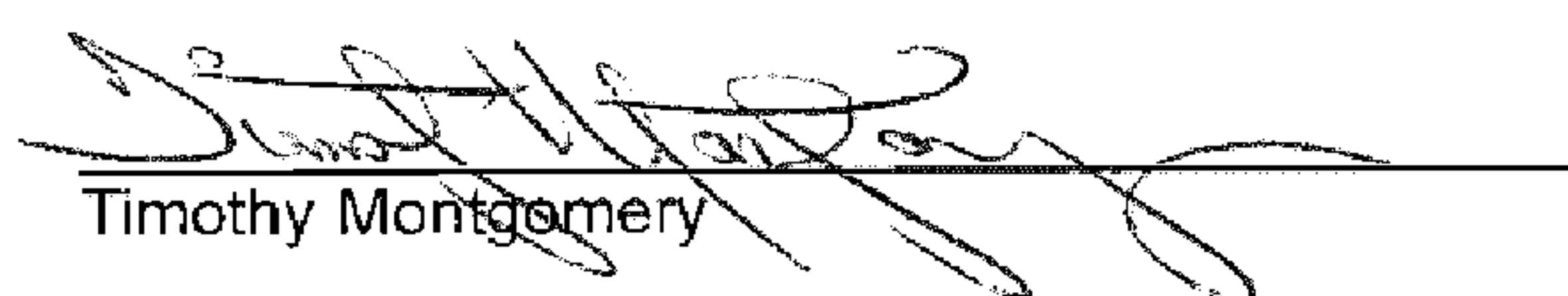
**Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

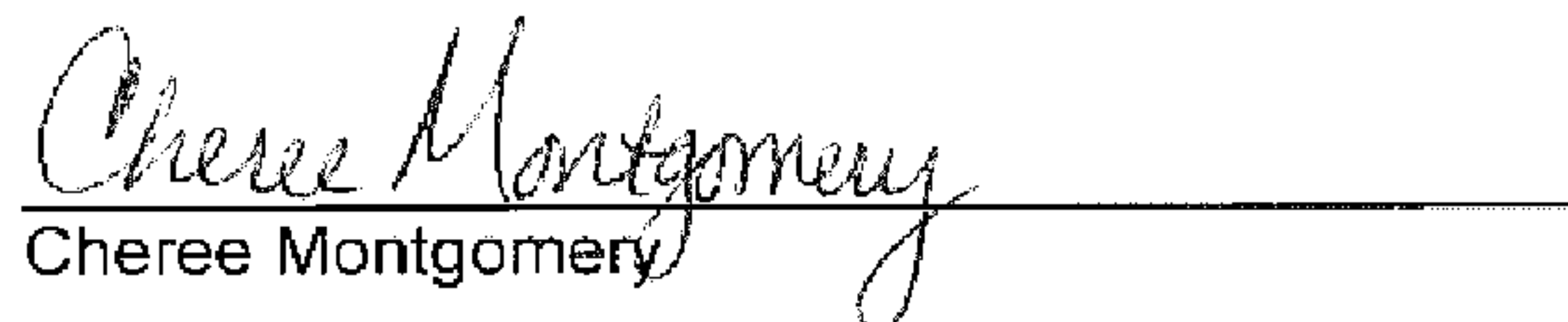
**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 17th day of May, 2022.

  
Timothy Montgomery

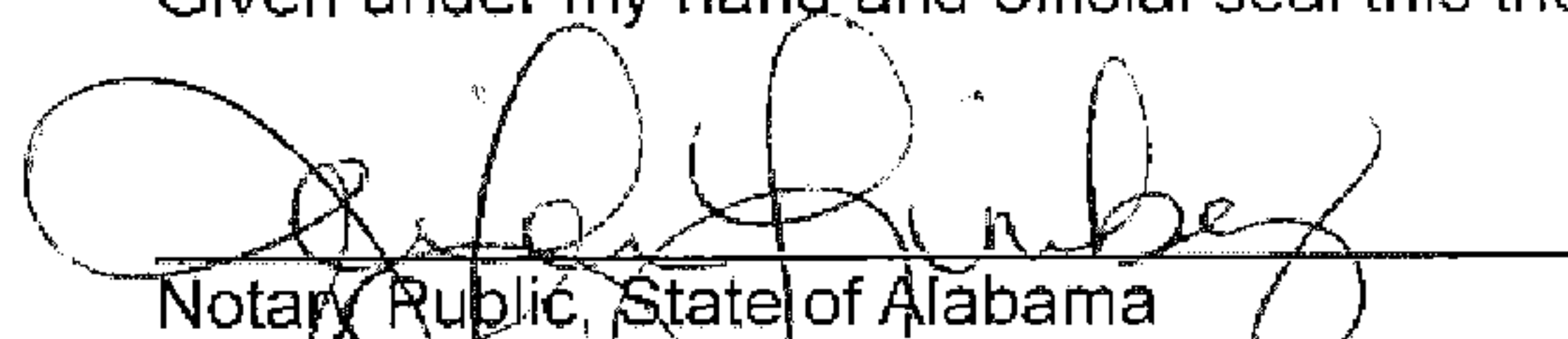
  
Cheree Montgomery

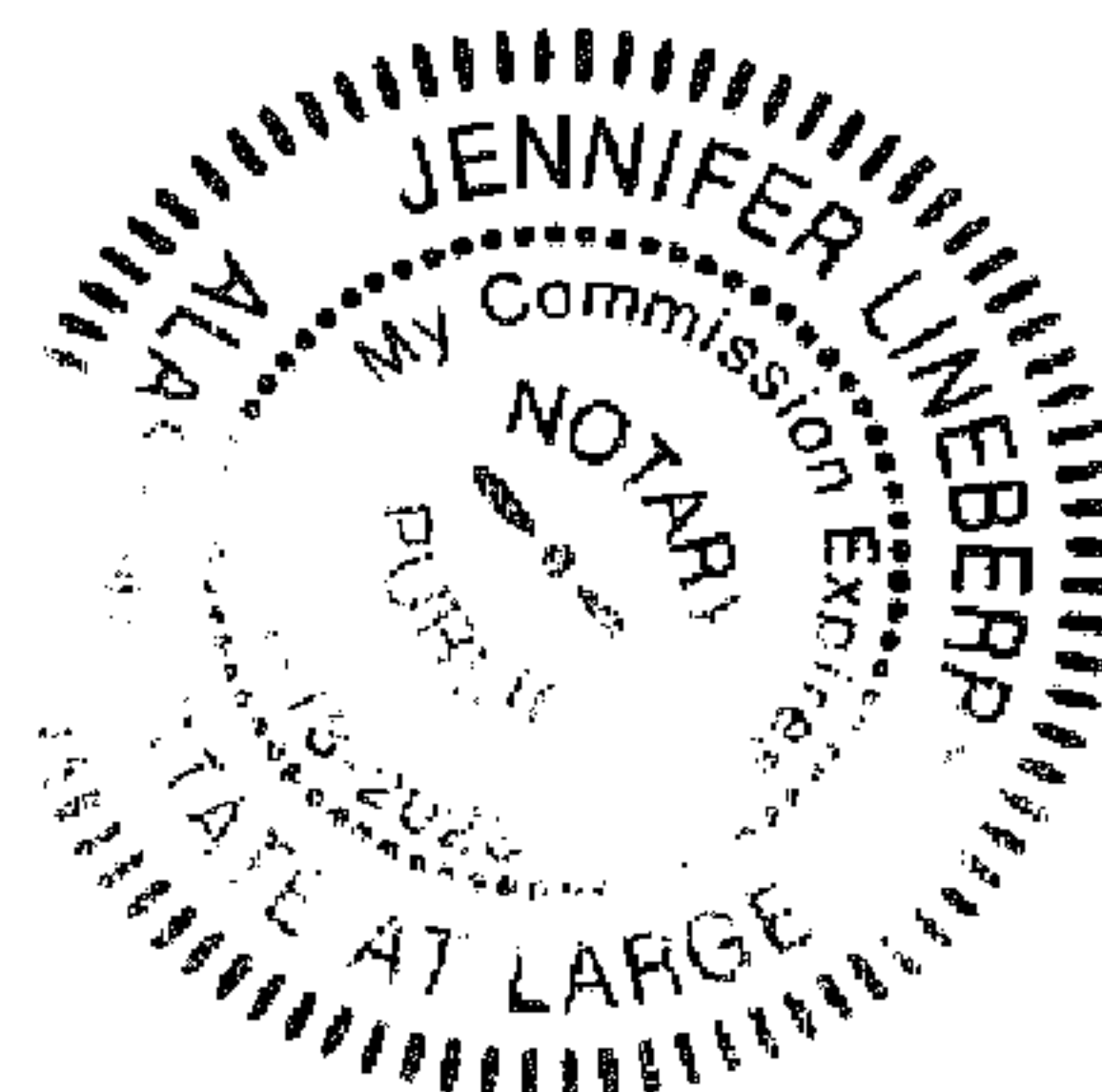
State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Timothy Montgomery and Cheree Montgomery 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 17th day of May, 2022.

  
Notary Public, State of Alabama  
My Commission Expires: 11-13-2023



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

**PARCEL B:** Begin at the NE corner of the SW 1/4 of the NE 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 90 degrees 00 minutes 00 seconds West a distance of 407.60 feet; thence South 00 degrees 12 minutes 01 seconds West a distance of 740.98 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 433.68 feet; thence North 01 degree 48 minutes 56 seconds West a distance of 741.35 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated April 1, 2022.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/16/2022 08:05:44 AM  
 \$29.00 KIMBERLY  
 20220616000241630

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	Timothy Montgomery Cheree Montgomery	Grantee's Name	Martin D. Schreiber Kari S. Schreiber
Mailing Address	<u>4110 Hwy 435</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>280 Hwy 435</u> <u>Columbiana, AL 35051</u>
Property Address	<u>Vacant land</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>May 17, 2022</u>
		Total Purchase Price	<u>\$24,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>  </u> Bill of Sale	<u>  </u> Appraisal
<u>xx</u> Sales Contract	<u>  </u> Other
<u>  </u> Closing Statement	

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 May 19, 2022

Print Timothy Montgomery

   Unattested

Sign *[Signature]*  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)