

14.00
16.00
30.00

This Instrument prepared by:

William P. Sproule, Attorney at Law
705 Pleasant Grove Road, Suite 110
Pleasant Grove, AL 35127
(205) 744-8700

Send tax notices to:

Martin & Kari Schreiber
104 Center Street
Columbiana, AL 35051

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)



20090625000245640 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
06/25/2009 12:50:42 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Twenty Thousand (\$ 320,000.00) and No/100 Dollars and other good and valuable consideration to the undersigned grantor, Merchants & Farmers Bank (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Martin Schreiber and his wife, Kari S. Schreiber (herein referred to as GRANTEES) the following described real estate, situated in Shelby County, Alabama, to-wit:

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

Subject to:

- (1) Taxes for the tax year 2009 and subsequent years,
- (2) Restrictions, easements, rights of way and other reservations of record, if any.
- (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

NOTE: \$ 304,000.00 of the above purchase price paid from the proceeds of a first mortgage loan executed simultaneously herewith.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD to the said grantees, their heirs, executors, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Vice President,

Shelby County, AL 06/25/2009

State of Alabama
Deed Tax : \$16.00

Betty Horton, who is authorized to execute this conveyance, has hereto
set its signature and seal, this the 19th day of June, 2008.

M & F Bank

by: Betty Horton
Signature
by: Betty Horton
Its: Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that Betty Horton

Vice President whose name is shown as
of Merchants & Farmers Bank and whose name 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 this conveyance, that they, as such officer and
with full authority, have executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal, this the 19th day of June,
2009.

SEAL

[Signature]
Notary Public
My Commission Expires: 8-16-2012