

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-14-21236

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



20140625000192760 1/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
06/25/2014 03:38:10 PM FILED/CERT

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, 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, **S. Greg Burge and Sonthe Bokas Burge**, as 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

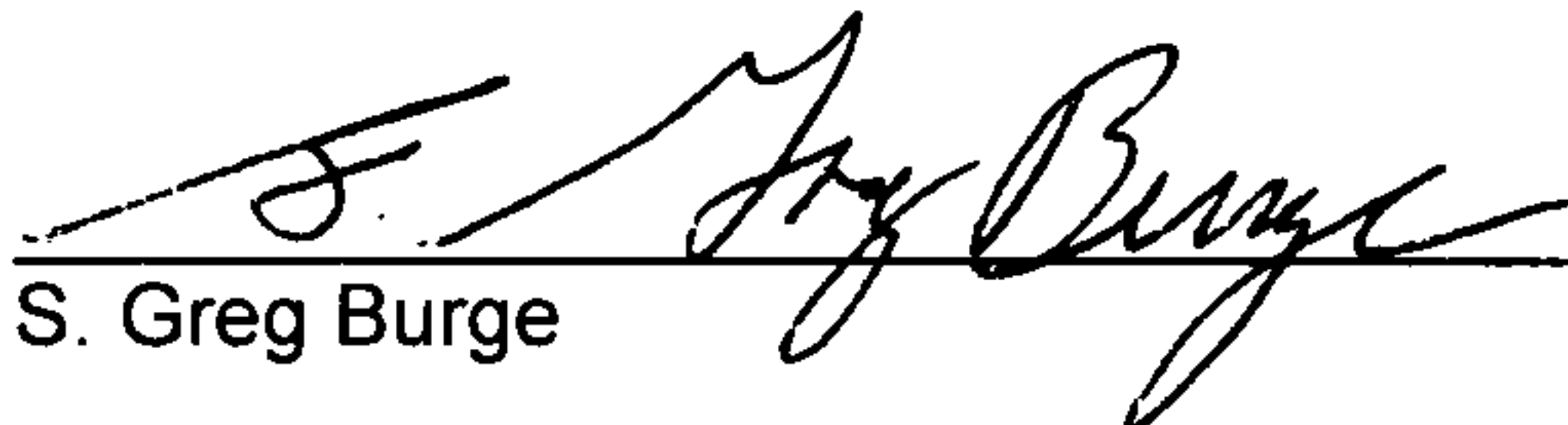
**Property may be subject to taxes for 2014 and subsequent years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$140,000.00** 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 18th day of June, 2014.

  
S. Greg Burge

  
Sonthe Bokas Burge

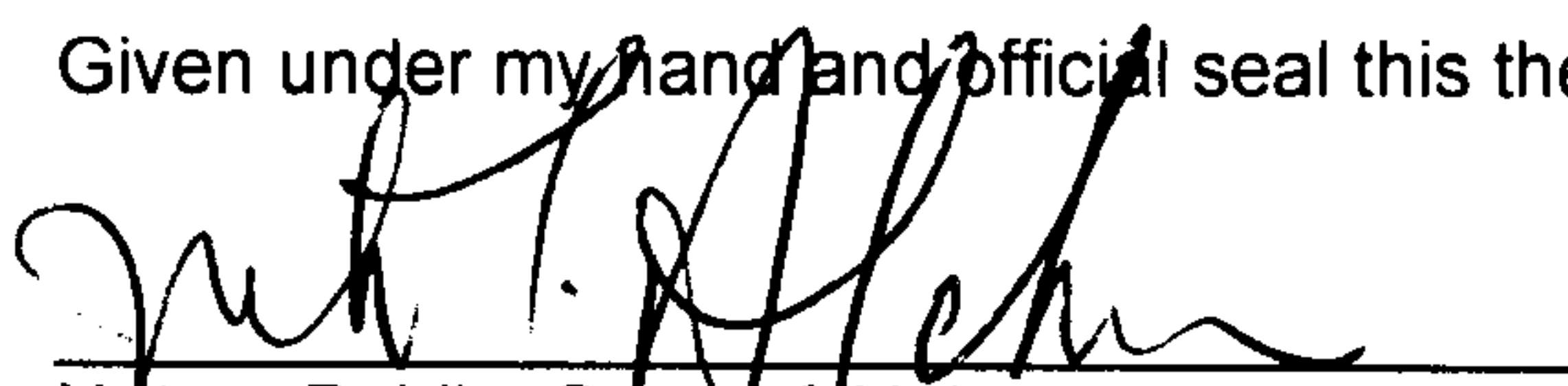
Shelby County, AL 06/25/2014  
State of Alabama  
Deed Tax: \$35.00

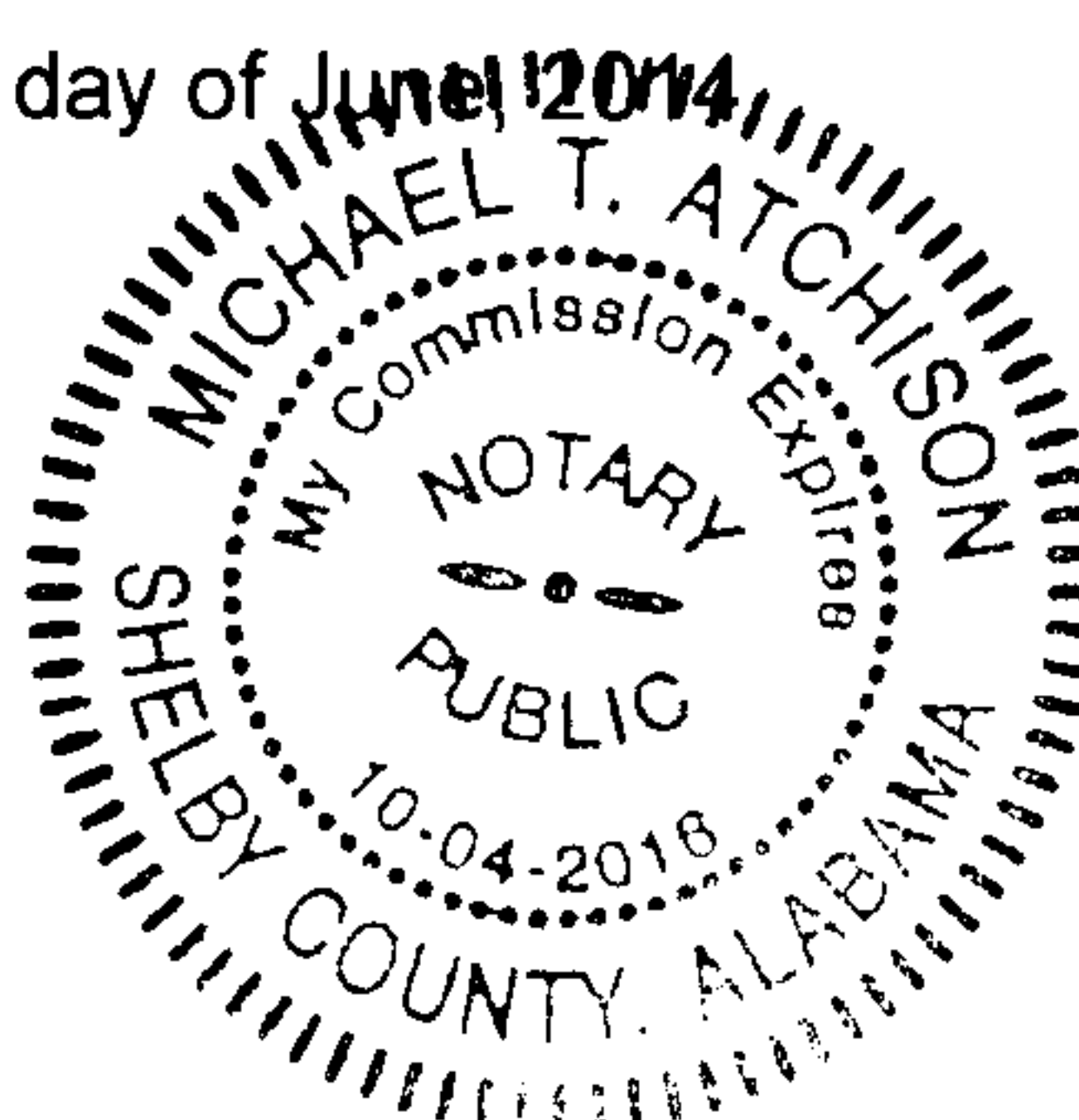
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that S. Greg Burge and Sonthe Bokas Burge, 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 18th day of June, 2014

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




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

A parcel of land situated in the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the above said Southwest 1/4 of the Northeast 1/4; thence North 90 degrees 00 minutes 00 seconds East a distance of 1322.28 feet; thence South 01 degrees 48 minutes 56 seconds East a distance of 741.35 feet to the point of beginning; thence continue along the last described course, a distance of 856.90 feet to a point on the northerly right of way line of Shelby County Highway 435, 60 foot right of way; thence North 34 degrees 19 minutes 04 seconds West and along said right of way line, a distance of 24.35 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 130.00 feet, a central angle of 40 degrees 56 minutes 53 seconds and subtended by a chord which bears North 54 degrees 22 minutes 10 seconds West, and a chord distance of 90.94 feet; thence along the arc of said curve and said right of way line, a distance of 92.91 feet; thence North 74 degrees 50 minutes 35 seconds West and along said right of way line, a distance of 141.50 feet, to a point of curve to the left having a radius of 830.00 feet, a central angle of 22 degrees 32 minutes 45 seconds and subtended by a chord which bears North 86 degrees 06 minutes 58 seconds West and a chord distance of 324.50 feet; thence along the arc of said curve and said right of way line, a distance of 326.60 feet; thence South 82 degrees 36 minutes 40 seconds West and along said right of way line, a distance of 40.06 feet; thence North 01 degrees 48 minutes 56 seconds West and leaving said right of way line, a distance of 729.92 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 583.68 feet to the point of beginning.

Situated in Shelby County, Alabama.

  
20140625000192760 2/3 \$55.00  
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## Real Estate Sales Validation Form

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

Grantor's Name S. Greg Burge  
Sonthe Bokas Burge  
Mailing Address 280 Hwy 435  
Columbiana, AL 35051

Grantee's Name Martin D. Schreiber  
Kari S. Schreiber  
Mailing Address 104 Center  
Columbiana, AL 35051

Property Address 280 Hwy. 435  
Columbiana, AL 35051

Date of Sale June 18, 2014  
Total Purchase Price \$175,000.00

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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 June 17, 2014

Print Kari S. Schreiber

Sign Kari S. Schreiber

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

20140625000192760 3/3 \$55.00  
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