

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

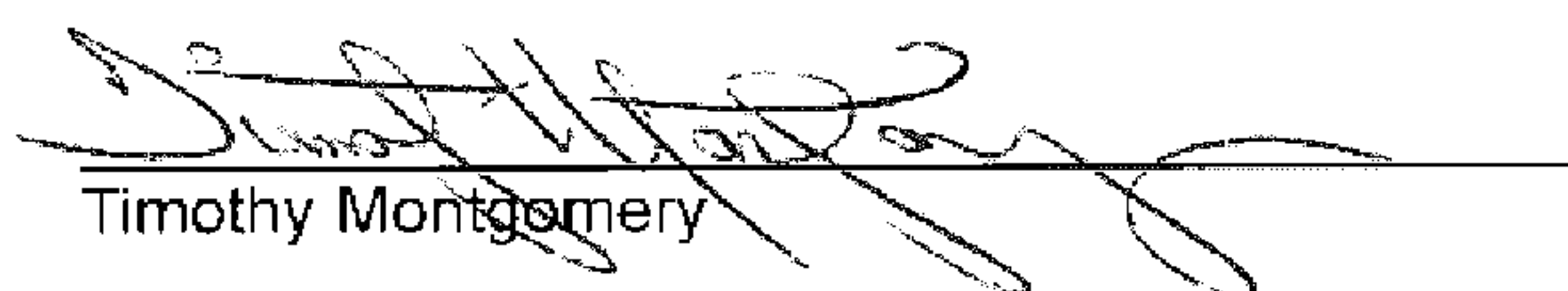
Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

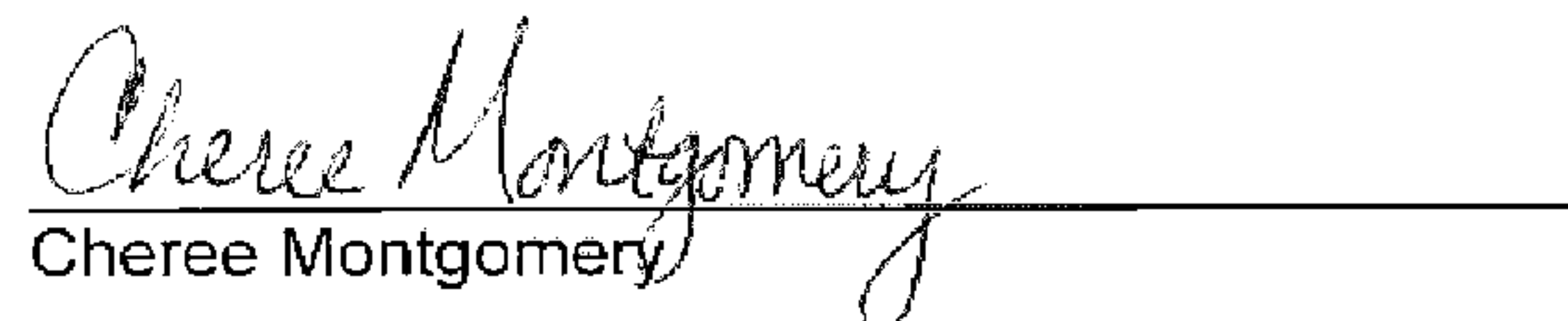
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

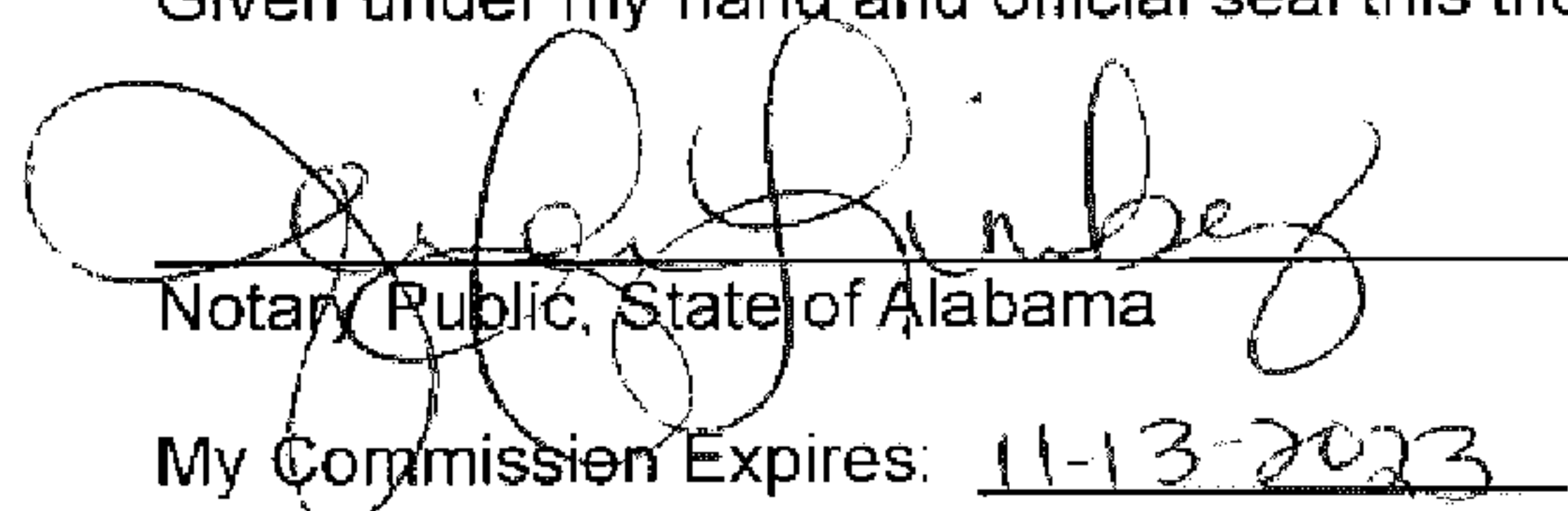

Cheree Montgomery

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

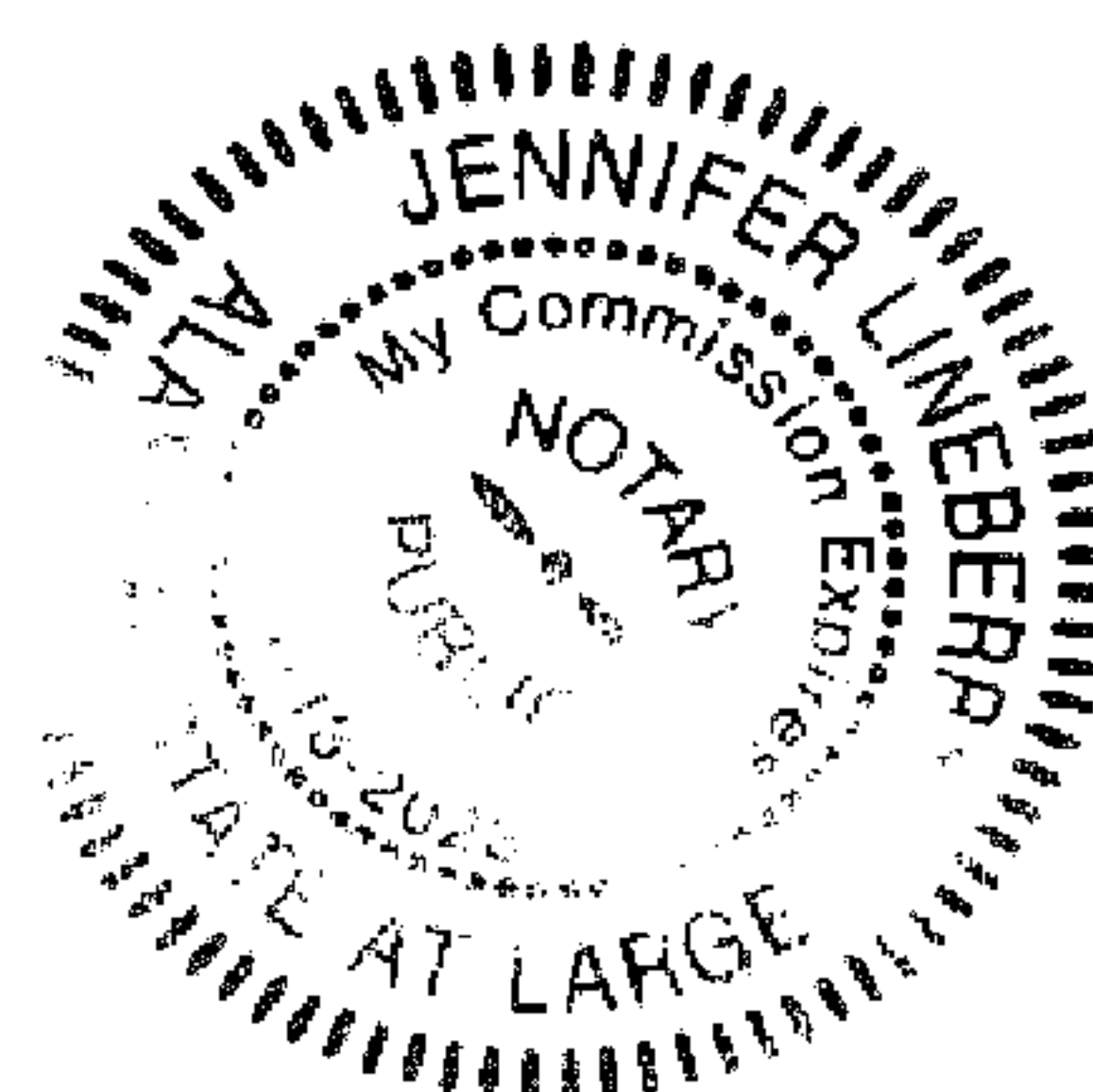


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A: Commence 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; thence North 90 degrees 00 minutes 00 seconds West a distance of 407.60 feet; thence South 00 degrees 12 minutes 01 minute West a distance of 740.98 feet to the POINT OF BEGINNING; thence continue South 00 degrees 12 minutes 01 second West a distance of 717.74 feet to the northerly R.O.W. line of Shelby County Highway 435 to a curve to the left, having a radius of 785.01 feet; subtended by a chord bearing South 85 degrees 29 minutes 35 seconds West and a chord distance of 84.90 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 84.94 feet; thence South 82 degrees 36 minutes 40 seconds West and along said R.O.W. line a distance of 40.06 feet; thence North 01 degree 48 minutes 56 seconds West and leaving said R.O.W. line a distance of 729.92; thence North 90 degrees 00 minutes 00 seconds East a distance of 150.00 feet to the POINT OF BEGINNING.

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

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	
		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 May 19, 2022

Print Timothy Montgomery

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2022 11:19:00 AM
\$52.00 JOANN
20220526000213530

Allen S. Bayl

Form RT-1