


WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of SHELBY
Presents:

Send Tax Notice To:
ROBERT A. SNIDER and CINDY SNIDER
424 WILDERNESS ROAD
PELHAM ALABAMA 35124


20060519000239460 1/1 \$18.50
Shelby Cnty Judge of Probate, AL
05/19/2006 01:58:27PM FILED/CERT

THAT IN CONSIDERATION OF **One Hundred Fifty Thousand and 00/100 DOLLARS (\$150,000.00)**
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
we, JAMES R. WADDELL and MATHA E. WADDELL, A MARRIED COUPLE

(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT A. SNIDER and CINDY SNIDER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate
situated in SHELBY County, Alabama to-wit:

**LOT 4, IN BLOCK 2, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, FIRST SECTOR, AS RECORDED IN
MAP BOOK 5, PAGE 84, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

- 1. BUILDING SET BACK LINES AND EASEMENTS AS SHOWN BY RECORD PLAT.
- 2. RESTRICTIONS, CONDITIONS AND LIMITATIONS IN DEED BOOK 272, PAGE 320.
- 3. RESERVATIONS FOR A 50 FOOT ROAD RIGHT OF WAY DESCRIBED IN DEED BOOK 262, PAGE 440.

Subject to Easements, Restrictions and rights of way of record.

\$120,000.00 & \$22,500.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

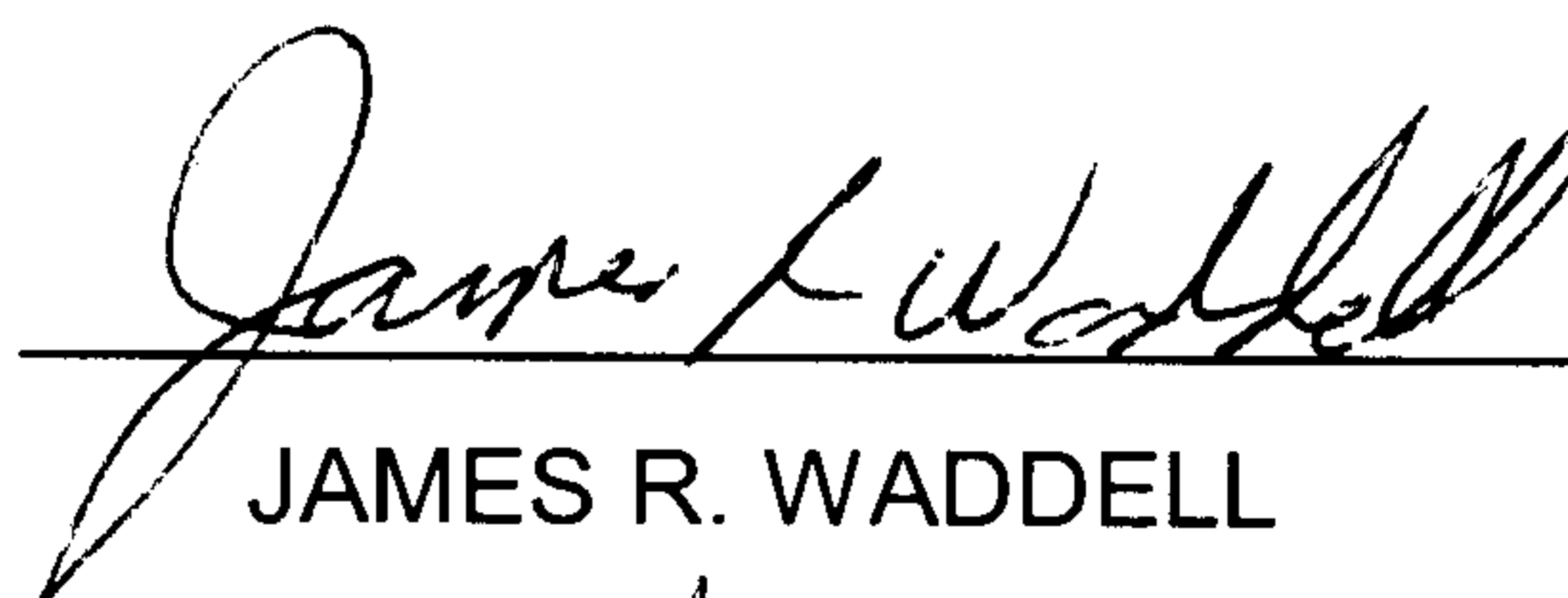
To Have And To Hold unto the said Grantees ROBERT A. SNIDER and CINDY SNIDER as joint tenants, with right of survivorship,
their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby
created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other,
the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and
assigns of the grantees herein shall take as tenants in common.

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 persons.

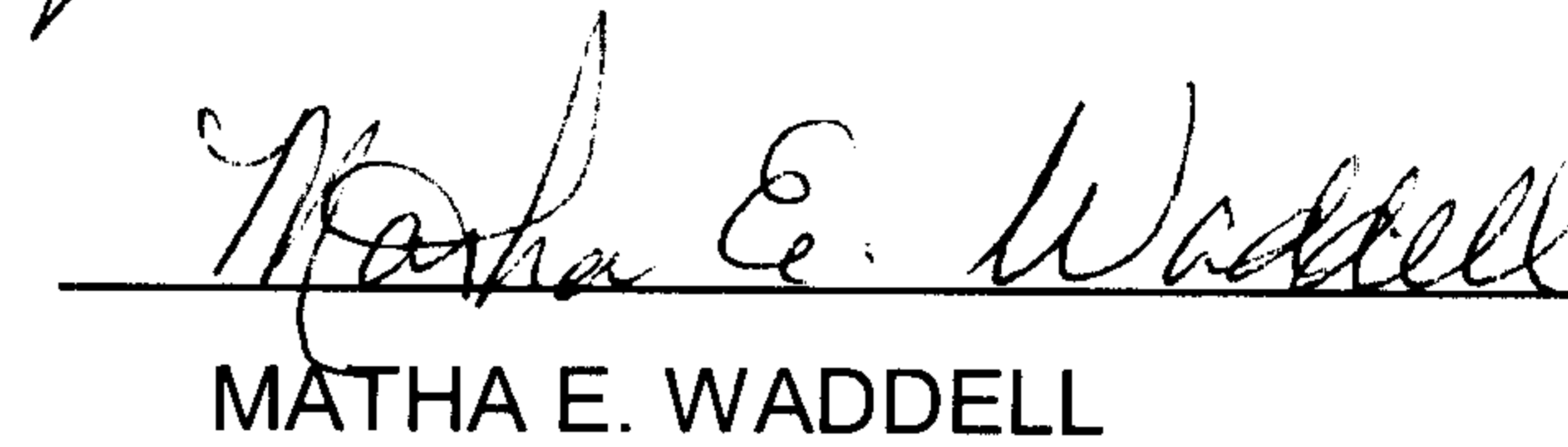
IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 6th day of April,
2006.

WITNESS:

_____(Seal)


_____(Seal)
JAMES R. WADDELL

Shelby County, AL 05/19/2006
State of Alabama
_____(Seal)
Deed Tax: \$7.50


_____(Seal)
MATHA E. WADDELL

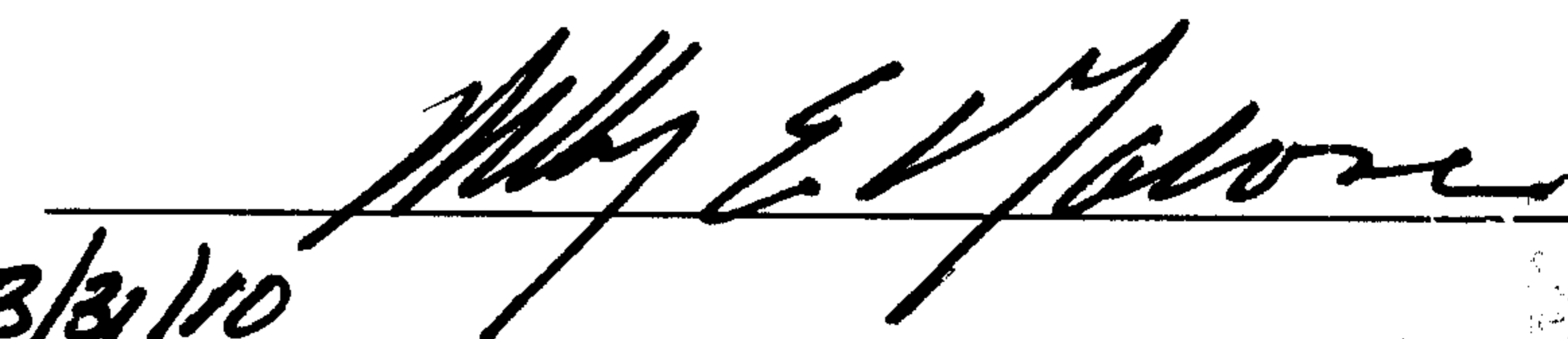
STATE OF ALABAMA
COUNTY OF JEFFERSON

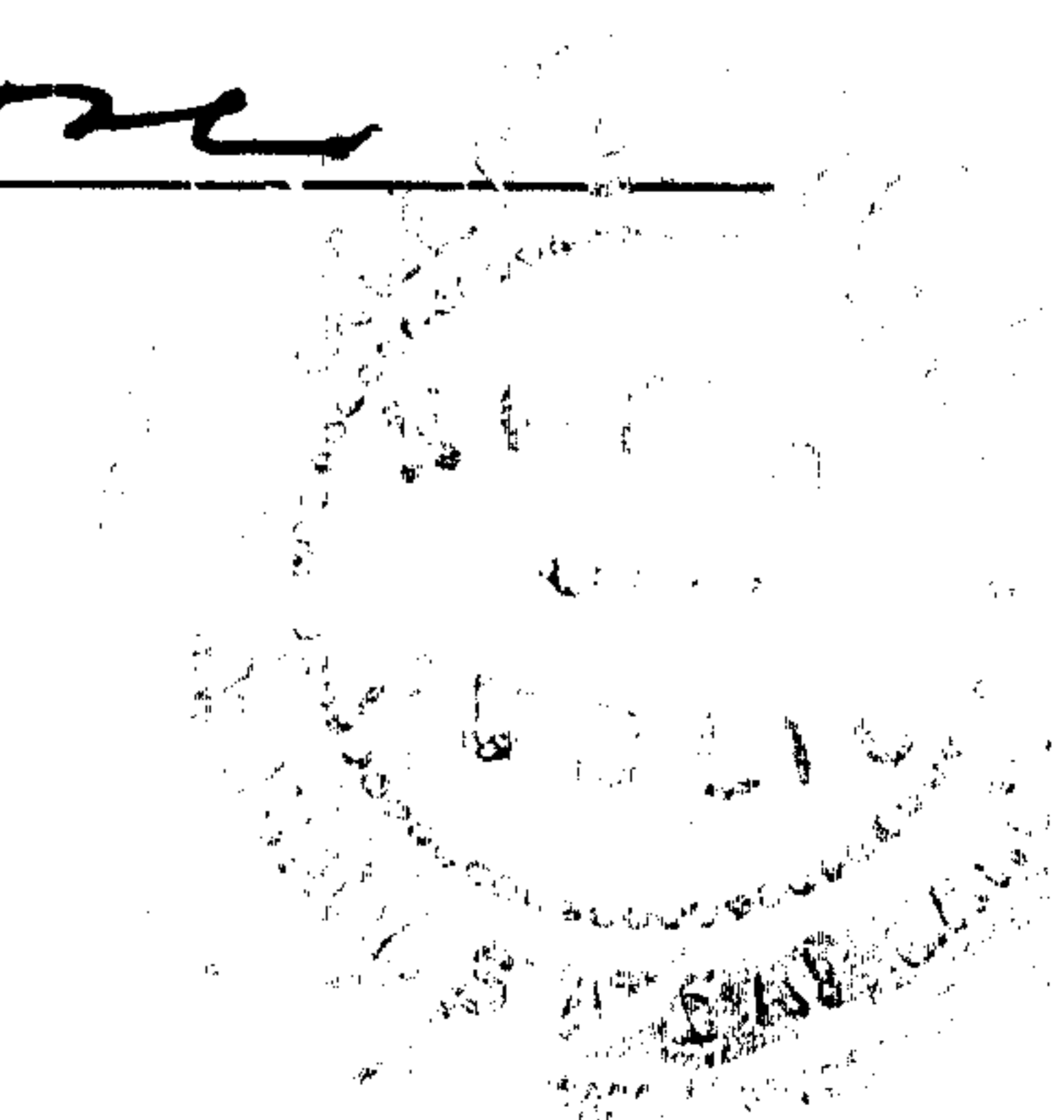
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES R. WADDELL AND MATHA E. WADDELL, A MARRIED COUPLE whose name(s) is/are signed to the
foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of
the contents of the conveyance THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April A.D., 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/21/10





71293 PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

Central Al Title