

20150625000213160
06/25/2015 08:24:58 AM

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209
6407

DEEDS 1/3

Send tax notice to:
Thomas Snider
3584 Shandwick Place
Birmingham, Alabama 35242-

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Matthew Graves and his wife Kaitlin Graves

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Thomas Snider and Dallas T. Snider

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto

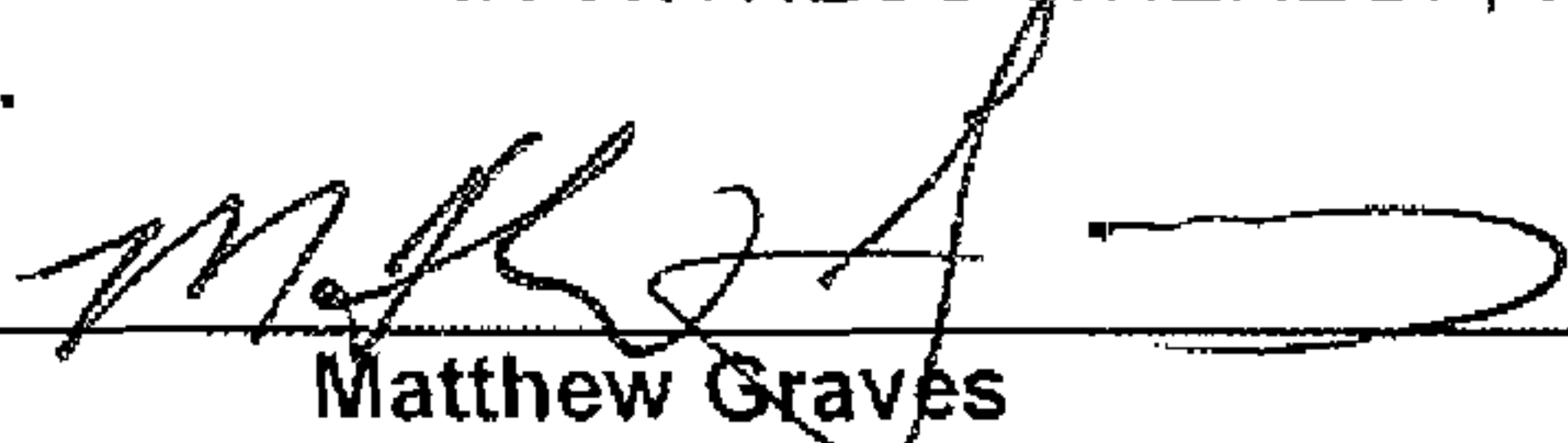
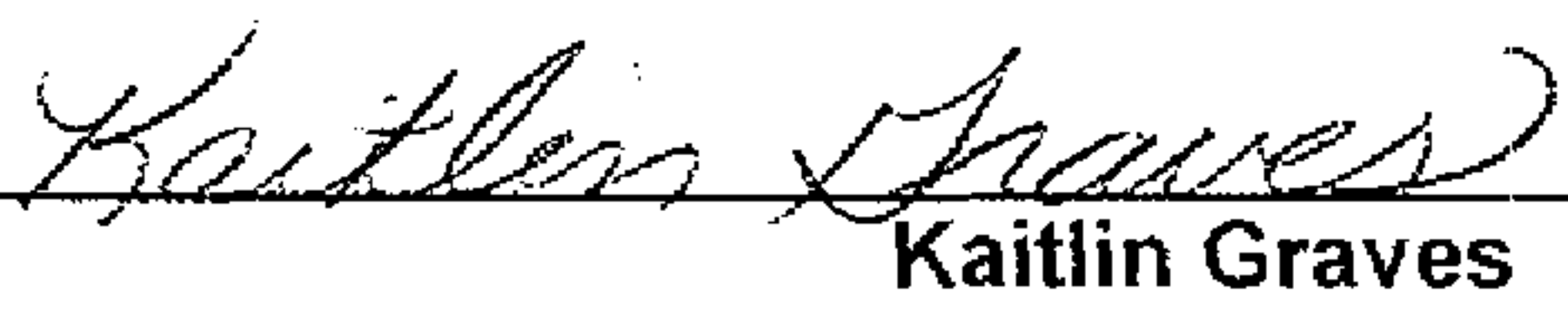
\$410,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2015 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this **23rd day of June, 2015.**

 (Seal)
 (Seal)

Matthew Graves Kaitlin Graves

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Matthew Graves and Kaitlin Graves** whose names are signed to the foregoing conveyance, and who 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 **23rd day of June, 2015.**


Notary Public: David P. Condon
My Commission Expires: 2/12/2018

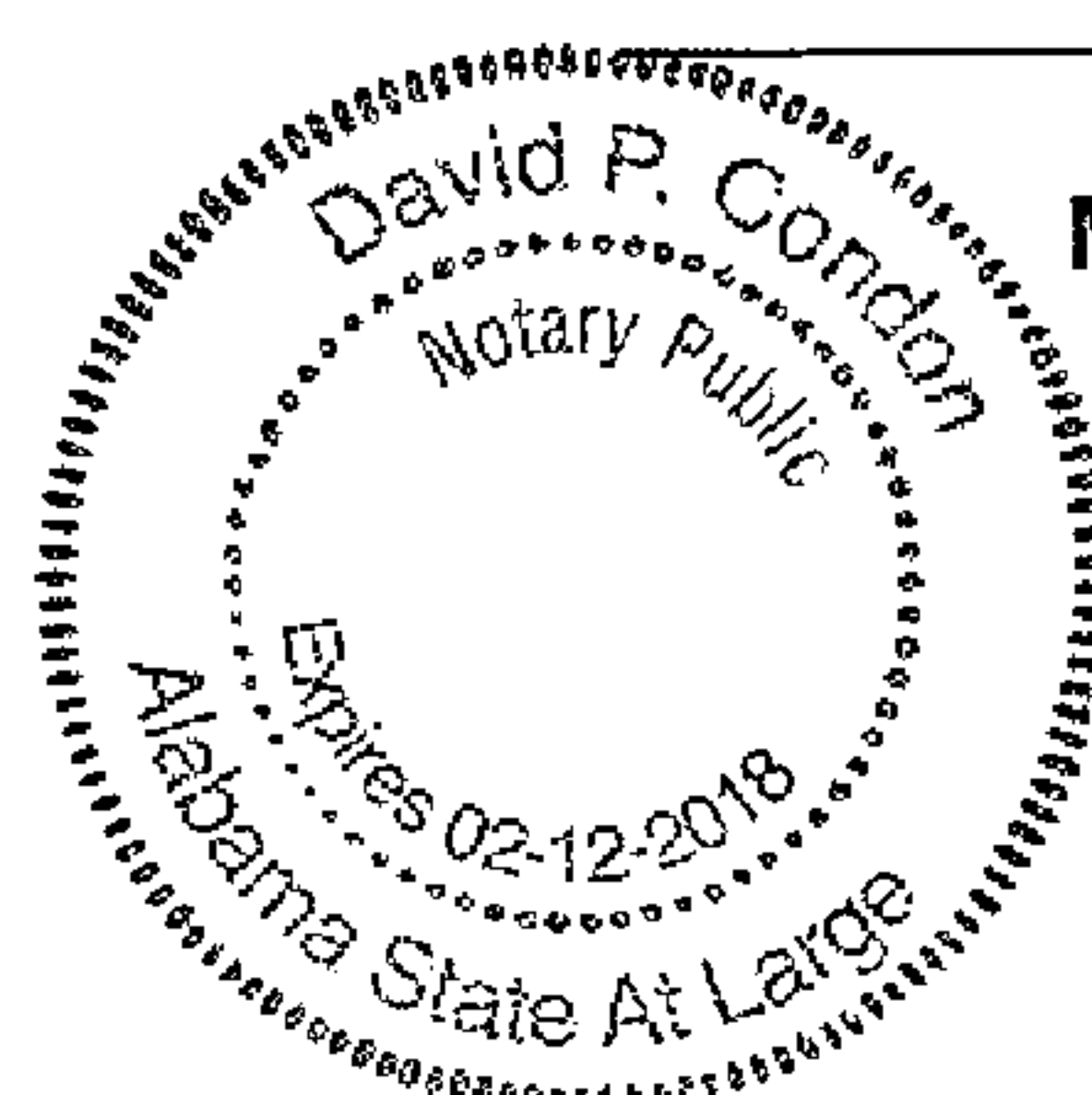


Exhibit "A"

Lot 105, according to the Survey of Greystone - 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real Book 317, Page 260 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto is hereinafter collectively referred to as the "Declaration").

20150625000213160 06/25/2015 08:24:58 AM DEEDS 2/3

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: Matthew Graves

Date of Sale: June 23rd, 2015

Grantor Name: Kaitlin Graves

Mailing Address: 3584 Shandwick Place
Birmingham, Alabama, 35242-6407

Total Purchase Price: \$550,000.00
Or

Actual Value: \$ _____

Property Address: 3584 Shandwick Place
Birmingham, Alabama, 35242-6407

Or

Assessor's Market Value: \$ _____

Grantee Name: Thomas Snider

Grantee Name: Dallas T. Snider

Mailing Address:

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 _____

XX 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 or 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 Section 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 Section 40-22-1 (h).

Date: June 23rd, 2015

Print:

Thomas Snider

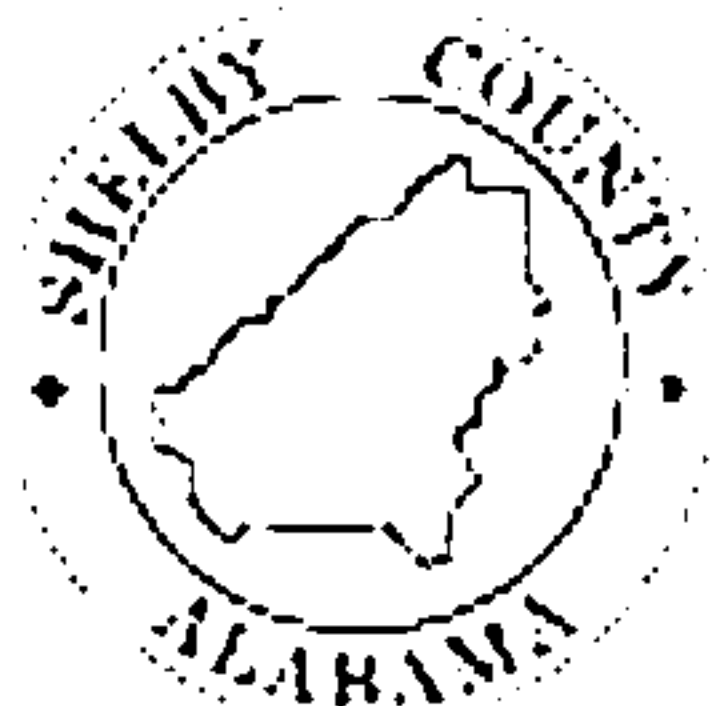
____ Unattested

(verified by)

Sign:

[Signature]

(Grantor Grantee Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/25/2015 08:24:58 AM
\$160.00 CHERRY
20150625000213160

[Signature]