

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to: Ann P. Snow
(Name) _____
(Address) 4592 Highway 22
Montevallo AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

ANN P. SNOW, an unmarried woman

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

ANN P. SNOW, LEE ANN SNOW and JEFFREY RAY SNOW

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

PARCEL 1:

A lot or parcel of land in the NW ¼ of the SW ¼ of Section 4, Township 22, Range 3 West, more particularly described as follows:

Commence at the NE corner of said ¼-¼ Section and run West along the South side of the Tuscaloosa public road (County Road 22) for a distance of 565 feet to the point of beginning of the herein described lot; thence continue the last described course for a distance of 282.5 feet more or less; thence South and parallel with the East side of said ¼-¼ section for a distance of 260 feet; thence East and parallel with the North ¼-¼ section line for a distance of 282.5 feet, more or less, thence North and parallel with the East ¼-¼ section line for a distance of 260 feet, back to the point of beginning, all being situated in Shelby County, Alabama.

Source of Title: Warranty Deed recorded at Instrument 20050518000241120, recorded 05/18/2005.

AND

PARCEL 2:

A lot or parcel of land in the NW ¼ of SW ¼ of Section 4, Township 22, Range 3 West, and more particularly described as follows:

Beginning at the NE corner of the said NW ¼ of SW ¼ of Section 4, Township 22, Range 3 West and run West along the South side of the Tuscaloosa public road, a distance of 165 feet to the NE corner of said grantors' property line for the point of beginning; thence South and parallel with the East side of grantor's property line a distance of 150 feet, thence West and parallel with the side of grantor's property line a distance of 60 feet, thence North along the East property line of that certain parcel of land conveyed to Bobby R. Snow and Ann P. Snow by grantors in that certain deed dated October 25, 1967, and recorded in Deed Book 250 at Page 646 in the Probate Office of Shelby County, Alabama, a distance of 150 feet, thence East along the South side of said Tuscaloosa Public Road a distance of 60 feet to the point of beginning. It is the intent of the grantors to convey that certain lot situated on the East side of grantees lot, which said lot is 60' x 150' in dimension.

Source of Title: Warranty Deed, Jointly for Life with Remainder to Survivor at Instrument 19760406000030500, recorded 04/06/1976.

AND

PARCEL 3:

A lot or parcel of land in the NW ¼ of the SW ¼ of Section 4, Township 22, Range 3 West, more particularly described as follows: Commence at the NE corner of said ¼-¼ section and run West along the South side of the Tuscaloosa Public Road (County Road 22) for a distance of 325 feet to the point of beginning of the herein described real estate; thence continue the last described course for a distance of 240 feet; thence South and parallel with the East side of said ¼- ¼ Section for a distance of 495 feet; thence East and parallel with the North ¼-¼ Section line for a distance of 400 feet; thence North and parallel with the East ¼- ¼ Section line for a distance of 345 feet; thence West and parallel with the North ¼-¼ Section line

for a distance of 160 feet; thence North for a distance of 150 feet, more or less, to the point of beginning, all being situated in Shelby County, Alabama.

Source of Title: Warranty Deed, Jointly for Life with Remainder to Survivor at Instrument 1995-07359, recorded 03/22/1995.

AND

PARCEL 4:

A lot or parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 22, Range 3 West, more particularly described as follows:

Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run West along the South side of the Tuscaloosa Public Road (County Road 22) for a distance of 165 feet to a point; thence turn left and run parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 495 feet, to the point of beginning of the hereinabove described real estate; thence continue said course for 825 feet, more or less, to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence turn right and run along the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 381.5 feet to a point; thence turn right and run a line which is parallel to the East boundary line of the property herein described, for 825 feet, more or less, to a point; thence turn right and run along the South line of certain property heretofore conveyed to the Grantees herein by the Grantor herein for a distance of 381.5 feet, to the point of beginning, all being situated in Shelby County, Alabama.

Source of Title: Warranty Deed, Jointly for Life with Remainder to Survivor at Instrument 1995-09453, recorded 04/12/1995.

AND

PARCEL 5:

A lot or parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 22, Range 3 West, more particularly described as follows:

Commence at the NE Corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run West along the South side of the Tuscaloosa public road (County Road 22) for a distance of 165 feet to a point; thence turn left and run parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 1320 feet, more or less, to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run along the South boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 381.5 feet to the point of beginning; thence continue said course for a distance of 301 feet, more or less, to a point; thence turn right and run a distance of 1060 feet, more or less, along a line which is parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point; thence turn right and run a distance of 282.5 feet, more or less, and parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, to a point; thence turn right and run a distance of 235 feet, more or less along a line which is parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left and run a distance of 8.5 feet, more or less, along a line which is parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run a distance of 825 feet, more or less, along a line which is parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section back to the point of beginning, all being situated in Shelby County, Alabama.

Source of Title: Warranty Deed, recorded at Instrument 20060123000035600, recorded 01/23/2006.

Bobby R. Snow died on or about September 9, 2005.

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 for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th day of January, 2020.

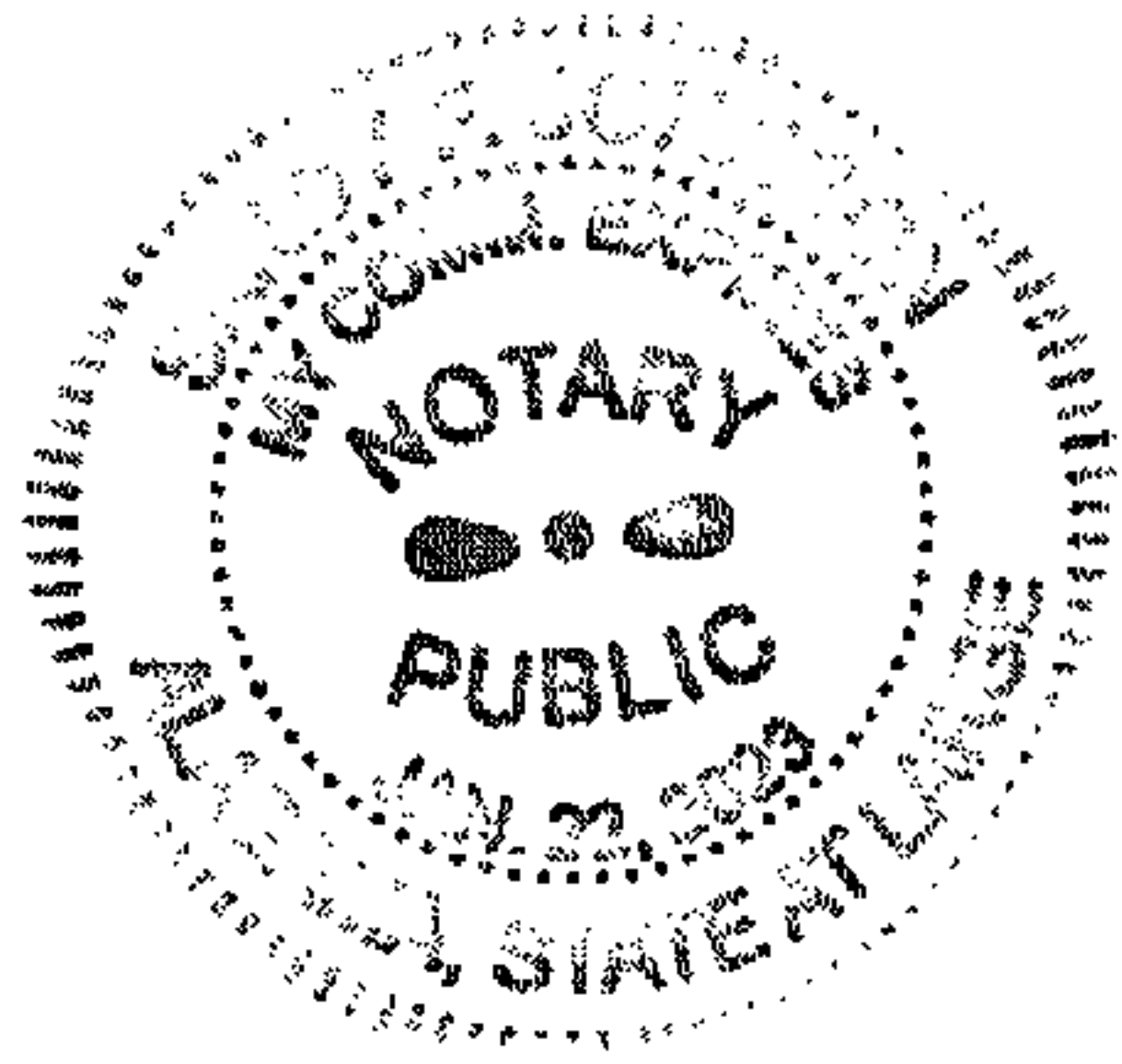

ANN P. SNOW

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **ANN P. SNOW**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14th day of January, 2020.

[Signature]
Notary Public
My Commission Expires: 1/22/23



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Ann P. Snow
 Mailing Address 4592 Highway 22
Montevallo, AL 35115

Grantee's Name Ann Snow, Lee Ann Snow and
 Mailing Address Jeff Snow
4592 Highway 22
Montevallo, AL 35115

Property Address Multiple Parcels located on
Highway 22, Montevallo, AL
35115

Date of Sale 1/14/2020
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ \$269,500.00

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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Assessed Value

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 § 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 1/14/2020

Print Sandy F Johnson

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)
 Shelby County, AL
 06/03/2020 03:33:16 PM
 \$301.50 CATHY
 20200603000224250

Allen S. Bayl

Form RT-1

