

932  
STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE DOLLAR and other consideration to the undersigned Grantors, Neal D. Snider and wife Doris Wills Snider and Henry Snider and wife Cecile M. Snider in hand paid by Henry Snider as Grantee, the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell, and convey unto said Grantee, Henry Snider, the following described real estate situated in Shelby County, Alabama, more specifically described as follows:

Lot 58, according to the Survey of Quail Run, Phase III, as recorded in Map Book 7, Page 159, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for 1983;
2. Existing rights of ways, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundry lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
3. 35' Building Line as shown by recorded map;
4. Easement on rear and northeast as shown by recorded map;
5. Restrictions contained in Misc. Vol. 49, page 32, Misc. Vol. 38, page 356 and Misc. Vol. 32, page 220, in the Probate Office of Shelby County, Alabama;
6. Agreement with Alabama Power Company recorded in Misc. Vol. 39, page 214, in said Probate Office;
7. Restrictions contained in Volume 31, page 968, in said Probate Office; and,
8. Mineral and mining rights and rights incident thereto recorded in Volume 313, page 409, in said Probate Office;

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

Neal D. Snider  
Neal D. Snider

Henry Snider  
Henry Snider

Doris Wills Snider  
Doris Wills Snider

Cecile M. Snider  
Cecile M. Snider

I, Louise Hartline, a Notary Public in and for said County, in said State, hereby certify that Neal D. Snider, Doris Wills Snider, Henry Snider, and Cecile M. Snider 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 1983.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DEED WAS FILED

Louise Hartline  
Notary Public

1983 JUN 20 PM 1:45

Deed TAX. \$0  
Rec. 1.50  
Jury 1.00  
2.00

Henry Snider  
Warren R. Snider

923

June 8, 1983

This is a legal document certifying that the builder, Henry Snider, has a lein for the sum of \$50,000 (fifty thousand dollars) against building on lot 8, sector 3 of Quail Run subdivision in Shelby County. This lein is only valid if builder meets all specifications described in contract builder and buyer. This contract becomes void on closing of sale.

Steve Johnson  
Buyer

Henry Snider  
Builder

Sworn and scribed before me this 8th day of June, 1983.

Susan Brannum  
Susan Brannum, Notary Public  
State at Large

Commission expires: 4/10/84

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED

1983 JUN 20 PM 1:49

Thomas A. Lawrence  
CLERK OF PROBATE

Rec 1.50  
Jud 1.00  
2.50

3300 Warrior River Rd  
Huntsville, AL 35023

See Release Under Book 52 Page 382 (8-31-83)  
BOOK 347 PAGE 896