

700
This form furnished by:

Cahaba Title, Inc.

Riverchase Office
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This instrument was prepared by:
(Name) M. Theresa Kirby for
(Address) Bell, Maples & Associates, P.C.
P. O. Box 427
Pelham, Alabama 35124

Send Tax Notice to: FHV 10,000
(Name) Everett Wayne Snell
(Address) Route 4, Box 1429
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar and NO/100 and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Mary T. Snell, an unmarried woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Roger Dale Snell, a married man
(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

See attached Exhibit "A"

BOOK 170 PAGE 879

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or 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 28th
day of January, 19 88

(Seal)

(Seal)

(Seal)

Mary T. Snell (Seal)
Mary T. Snell

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned
in said State, hereby certify that Mary T. Snell, an unmarried woman

a Notary Public in and for said County,

whose name(s) 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 28th day of January, 19 88

10-17-89

Mary Theresa Kirby

SCHEDULE "A"

LOTS 7, 7-A, 8, AND 9 ACCORDING TO MAXWELL'S ADDITION TO ELLIOTTSVILLE ACCORDING TO MAP AS RECORDED IN MAP BOOK 3 ON PAGE 118 IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THAT PORTION CONVEYED TO EVERETT WAYNE SNELL DESCRIBED AS FOLLOWS:

PART OF LOTS 7 & 8 ACCORDING TO THE MAP ENTITLED MAXWELL'S ADDITION TO ELLIOTTSVILLE AS RECORDED IN MAP BOOK 3, PAGE 118 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 7; THENCE IN A NORTH WESTERLY DIRECTION ALONG THE NORTH LOT LINE OF LOT 6A A DISTANCE OF 95 FEET; THENCE TURN 90 DEGREES RIGHT AND PROCEED IN A NORTH-EASTERLY DIRECTION TO THE NORTHERN MOST BOUNDARY OF LOT 8; THENCE TURN RIGHT AND PROCEED IN AN EASTERLY DIRECTION ALONG THE NORTHERN MOST BOUNDARY OF LOT 8 TO THE NORTHEAST CORNER OF LOT 8, BEING AT THE INTERSECTION OF MAYLENE ROAD (HWY 26) AND MONTEVALLO HWY (HWY 19); THENCE TURN RIGHT AND RUN SOUTHWESTERLY ALONG THE EASTERN BOUNDARY OF LOTS 7 & 8 AND PARALLEL TO MONTEVALLO HIGHWAY TO THE POINT OF BEGINNING.

THE ABOVE RECITED LAND IS LOCATED IN THE NW 1/4 OF THE NW 1/4 SECTION 14, TOWNSHIP 21, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND IS PART OF THAT PROPERTY CONVEYED TO C.E. SNELL AND WIFE, MARY SNELL JUNE 16, 1959 IN VOLUME 202, PAGE 160 AND VOL 258, PG 42.

THE ABOVE RECITED LEGAL DESCRIPTION WAS FURNISHED BY THE GRANTOR.

Subject to easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Subject to current year's property taxes.

No survey furnished.

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 FEB 11 AM 9:51

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

1. Good Tax	\$ 10.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	16.00