

Inst # 1999-30399

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4th

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
P.O. Box 119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:  
(Name) Herbert W. Snead  
(Address) 485 Co. Rd. 116  
Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

**WARRANTY DEED**

**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 (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
**THE ESTATE OF ELIZABETH ANN SNEAD, by HERBERT W. SNEAD, Its Personal Representative**  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
**HERBERT W. SNEAD**

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
**SHELBY County, Alabama, to-wit:**

Parcel of land situated in SW ¼ of Section 7, Township 24 North, Range 13 East, described as follows: Begin at the center of the SW ¼ of said Section 7 and proceed in a Southeasterly direction along a line making an angle of 17 deg. 57 min. to the left from the West side of SE ¼ of SW ¼ of said Section 7, a distance of 496.4 feet to a point on the Southwest right of way of paved highway for the point of beginning of said tract; thence at an angle to the left of 11 deg. 09 min. and along said right of way a distance of 150.0 feet; thence at an angle of 90 deg. 00 min. to the right a distance of 208.7 feet; thence at an angle of 90 deg. 00 min. to the right a distance of 150.0 feet; thence at an angle to the right of 90 deg. 00 min. a distance of 208.7 feet to the point of beginning. Situated in Shelby County, Alabama.

**SUBJECT TO:**

- Property taxes for 1999 and subsequent years.
- Mineral and mining rights are not insured.
- Permit to Alabama Power Company as recorded in Deed Book 101, Page 112, in the Probate Office of Shelby County, Alabama.
- Right of way to Shelby County as recorded in Deed Book 135, Page 386, in said Probate Office.

**ELIZABETH ANN SNEAD, THE GRANTEE OF THE ABOVE DESCRIBED PROPERTY, PURSUANT TO DEED RECORDED AT INSTRUMENT NUMBER 1992-10713, DECEASED TESTATE ON OR ABOUT THE 3<sup>RD</sup> DAY OF DECEMBER, 1998, AND LETTERS TESTAMENTARY WERE GRANTED TO HER SOLE HEIR, HERBERT W. SNEAD, BY THE PROBATE COURT OF SHELBY COUNTY, ALABAMA ON JANUARY 22, 1999, PURSUANT TO PROBATE CASE NUMBER 38-053.**

**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  
day of JUNE, 19 99

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Herbert W. Snead (Seal)  
The Estate of Elizabeth Ann Snead  
By: Herbert W. Snead (Seal)  
Its: Personal Representative (Seal)

**STATE OF ALABAMA**  
\_\_\_\_\_  
**County } General Acknowledgment**

I, \_\_\_\_\_ a Notary Public in and for said County,  
in said State, hereby certify that

whose name(s) \_\_\_\_\_ 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, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

My Commission Expires:

Notary Public

07/21/1999-30399  
08:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
12.00  
MKS

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
) ACKNOWLEDGMENT IN  
REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **HERBERT W. SNEAD** whose name as **Personal Representative of the Estate of ELIZABETH ANN SNEAD** 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, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 1999.

L. Michelle K. Stamp  
Notary Public

My commission expires: 5/17/2003

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08:28 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 HHS 12.00