

\$1.00 Deed Tax
 Deed \$60,000.00
 Mtg. \$60,000.00

SUT-Deed BK 20
 302

STATE OF ALABAMA
 COUNTY OF SHELBY



20040729000421550 Pg 1/2 15.00
 Shelby Cnty Judge of Probate, AL
 07/29/2004 12:44:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that MARY SNIDER F/K/A MARY KNIGHT AND FREDERICK SNIDER, WIFE AND HUSBAND hereinafter called the Grantors, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantors by FREDERICK SNIDER AND MARY SNIDER, HUSBAND AND WIFE, hereinafter referred to as the Grantees, do hereby GRANT, BARGAIN, SELL, and CONVEY unto the said Grantee, all of those certain parcels of real property situated in the State of Alabama, County of SHELBY, and more particularly described as follows, to-wit:

Lot 80, according to the Final Plat of Camden Cove, Sector 5, as recorded in Map Book 29, Page 148, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Any restrictive covenants, easements, restrictions, or conditions by instrument(s) recorded in the Probate Court records.
2. Any and all reservations of oil, gas and minerals in, on, over or under the subject property, together with any and all rights to mine or remove the same and any and all rights in connection therewith which have heretofore been reserved or conveyed to others in the chain of title by instrument recorded in the Probate Court records.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said Grantee, in fee simple, forever.

AND except as to the above and taxes hereafter falling due which are assumed by the Grantee, the Grantor, for himself, his heirs and assigns, hereby covenants with the Grantee, his heirs and assigns, that he is seized of an indefeasible estate in and to said property, that said property is free and clear from any and all encumbrances not hereinabove mentioned, and that he does hereby WARRANT and WILL FOREVER DEFEND the title of said property against the lawful claims of all persons whomsoever.

This deed has been prepared by the Law Office of Robert D Selwyn at the request of Heritage Title, LLC, based on information provided to the Law Office of Robert D Selwyn by Heritage Title, LLC. The Law Office of Robert D Selwyn did not independently perform any type of title examination on the subject property. This deed is based solely on the information provided to the Law Office of Robert D Selwyn by Heritage Title, LLC.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this, the 13th day of July 2004.

Mary Snider FKA Mary Knight
 MARY SNIDER F/K/A MARY KNIGHT

Frederick Snider
 FREDERICK SNIDER

STATE OF ALABAMA
COUNTY OF SHELBY

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20040729000421550 Pg 2/2 15.00
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Before me, the undersigned, a Notary Public in and for said State and County, personally appeared MARY SNIDER F/K/A MARY KNIGHT AND FREDERICK SNIDER, whose names as Grantors are signed to the foregoing conveyance, and who are known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this, the 13th day of July 2004.



Notary Public in and for the

State of Alabama at Large

My Commission Expires: 9-23-07

THIS INSTRUMENT WAS PREPARED BY
Robert D. Selwyn, Attorney at Law
PO Box 313
Dauphin Island AL 36528
(251) 861-3213

Grantee's Address:

112 Hermitage Lane
Calera, AL 35040