## INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

20060123000035600 1/6 \$36.00 Shelby Cnty Judge of Probate, AL 01/23/2006 02:55:05PM FILED/CERT

Send Tax Nouce w. Annr. Snow

(Address) 4592 Highway 22

Montevallo, AL 35115 \*\*\*MINIMUM VALUE: \$10,000.00\*\*\*

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, ANN P. SNOW, an unmarried woman; LEE ANN SNOW, an unmarried woman; and JEFFREY RAY SNOW, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto ANN P. SNOW, (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A lot or parcel of land situated 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 1/4 - 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 ¼ - ¼ Section for a distance of 1320 feet, more or less, to the South line of said ¼ - ¼ 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 ¼ - ¼ 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 ¼ - ¼ 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 ¼ - ¼ 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 ¼ - ¼ Section, back to the point of beginning, all being situated in Shelby County, Alabama.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT ATTACHED HERETO AS EXHIBIT "A", AND INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE TWO (2) DISINTERESTED PARTY AFFIDAVITS, HERETO ATTACHED AS EXHIBITS "B" AN "C", RESPECTIVELY, SAME OF WHICH ARE INCORPORATED HEREWITH.

THE HEREINABOVE DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE MARRIED GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

SOURCE OF TITLE: Warranty Deed recorded at Instrument #2005-352450, in the Office of the Probate Judge, Shelby County, Alabama.

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 the 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.

LEE ANN SNOW

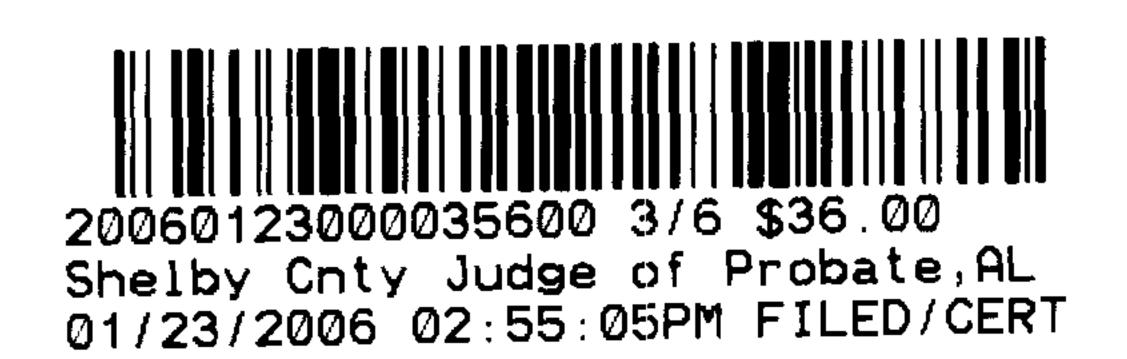


20060123000035600 2/6 \$36.00 Shelby Cnty Judge of Probate, AL 01/23/2006 02:55:05PM FILED/CERT

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 same voluntarily on the day the same bears date. Given under my hand and official seal this 18 day of Notary Public My commission expires: STATE OF ALABAMA COUNTY OF Skelly I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LEE ANN 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 same voluntarily on the day the same bears date. man Given under my hand and official seal this 2006. Notary Public My commission expires: STATE OF ALABAMA COUNTY OF Show I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JEFFREY RAY 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, he executed same voluntarily on the day the same bears date.

Given under my hand and official seal this day of 2006. Notary Public

My commission expires:



## HEIRSHIP AFFIDAVIT (Exhibit "A")

COME NOW Ann P. Snow, Lee Ann Snow, and Jeffrey Ray Snow, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say, as follows:

- 1. Affiants have personal knowledge of the facts stated herein, each Affiant is over the age of nineteen (19) years, and each Affiant is competent to execute this Affidavit.
- 2. Bobby R. Snow (the "Decedent" herein), died testate on or about the 9<sup>th</sup> day of September, 2005, while residing in Shelby County, Alabama.
- 3. At the time of his death, Decedent and his wife, Ann P. Snow, were seized of certain real property situated in Shelby County, Alabama. Said real property is particularly described, as follows:

A lot or parcel of land situated 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 1/4 - 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  $\frac{1}{4}$ - 1/4 Section for a distance of 1320 feet, more or less, to the South line of said 1/4 - 1/4 Section; thence turn right and run along the South boundary line of said ¼ - ¼ 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 ¼ - ¼ 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 1/4 - 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 ¼ - ¼ 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 1/4 - 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 ¼ - ¼ Section, back to the point of beginning, all being situated in Shelby County, Alabama.

4. Decedent left his wife and two (2) children to survive him. Decedent's next-of-kin and heirs-at-law are each over the age of nineteen (19) years and of sound mind, and their names, relationships to Decedent and addresses are hereinafter designated, as follows:

Ann P. Snow (surviving wife) 4592 Highway 22 Montevallo, Alabama 35115

Lee Ann Snow (surviving daughter) 230 Woodbury Drive Sterrett, Alabama 35147

Jeffrey Ray Snow (surviving son) P. O. Box 83 Wilton, AL 35187

Decedent left no next-of-kin or heirs-at-law to survive him, other than those specifically hereinabove referenced, nor did Decedent have any children who had predeceased him.

- 5. Although the Decedent died testate, it is not the intent of his wife, Ann P. Snow, who was named as the sole distributee under Decedent's Will, to probate same, as the probate of Decedent's Will is not necessary.
  - 6. All debts and charges against the Decedent's estate have been paid and fully satisfied.

11.19.2000

20060123000035600 4/6 \$36.00 Shelby Cnty Judge of Probate, AL 01/23/2006 02:55:05PM FILED/CERT

FURTHERMORE, the Affiants saith naught.

ANN P. SNOW, Affiant

STATE OF ALABAMA COUNTY OF SHELBY  Sworn to and subsc	ribed before me this \( \sum_{\text{-}} \)	Notary	January  Very Public  commission Expires:	2006. 2005. Damps 5/11/01
		LEE A	ANN SNOW, Affiant	<u>HW</u>
STATE OF ALABAMA COUNTY OF Short of Sworn to and subsc	ribed before me this	Notary	January  Villel  y Public  ommission Expires:	2006. 2005. Samps 5/11/01
		JEFFA	REY RAY SNOW, A	ffiant
STATE OF ALABAMA COUNTY OF Shellow Sworn to and subse	cribed before me this	Notary	Danuary  Milany  y Public  ommission Expires:	3865. Hamps 5/17/07



## DISINTERESTED PARTY AFFIDAVIT (Exhibit "B")

COMES NOW Benjamin B. Peete, as "Affiant" herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

- 1. That Affiant has personal knowledge of the facts stated herein, is over the age of 72 years, and is competent to execute this Affidavit.
- 2. Affiant's residential address is 2541 Salem Road, Montevallo, Alabama 35115, and Affiant has lived within the Dogwood Community of Shelby County, Alabama in close proximity to Bobby R. Snow (the "Decedent" herein) and his wife, Ann P. Snow for over forty (40) years.
- 3. Affiant has personally known Bobby R. Snow and Ann P. Snow and has been personally familiar with their immediate family for a period exceeding forty (40) years.
- 4. Bobby R. Snow deceased on or about the 9th day of September, 2005, while residing in Shelby County, Alabama. At the time of the decease of Bobby R. Snow, he left his wife and two (2) children, all of whom are over the age of nineteen (19) years and of sound mind, to survive him. The names, relationships to Decedent and addresses of said next-of-kin are hereinafter stated, as follows:

Ann P. Snow (surviving wife) 4592 Highway 22 Montevallo, Alabama 35115

Lee Ann Snow (surviving daughter) 230 Woodbury Drive Sterrett, Alabama 35147

Jeffrey Ray Snow (surviving son) P. O. Box 83 Wilton, Alabama 35187

5. Bobby R. Snow left no next-of-kin to survive him other than his wife and two (2) children as hereinabove referenced, nor did he have any children who had predeceased him. FURTHERMORE, the Affiant saith naught.

BENJAMIN B. PEETE, Affiant

STATE OF ALABAMA )
COUNTY OF SHELBY )

Sworn to and subscribed before me this / day of /

Notary Public

My Commission Expires:

May the many

## DISINTERESTED PARTY AFFIDAVIT (Exhibit "C")

COMES NOW Elizabeth R. Peete, as "Affiant" herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

- 6. That Affiant has personal knowledge of the facts stated herein, is over the age of 69 years, and is competent to execute this Affidavit.
- 7. Affiant's residential address is 2541 Salem Road, Montevallo, Alabama 35115, and Affiant has lived within the Dogwood Community of Shelby County, Alabama in close proximity to Bobby R. Snow (the "Decedent" herein) and his wife, Ann P. Snow for over forty (40) years.
- 8. Affiant has personally known Bobby R. Snow and Ann P. Snow and has been personally familiar with their immediate family for a period exceeding forty (40) years.
- 9. Bobby R. Snow deceased on or about the 9th day of September, 2005, while residing in Shelby County, Alabama. At the time of the decease of Bobby R. Snow, he left his wife and two (2) children, all of whom are over the age of nineteen (19) years and of sound mind, to survive him. The names, relationships to Decedent and addresses of said next-of-kin are hereinafter stated, as follows:

Ann P. Snow (surviving wife) 4592 Highway 22 Montevallo, Alabama 35115

Shelby County, AL 01/23/2006

Deed Tax: \$10.00

Lee Ann Snow (surviving daughter) 230 Woodbury Drive Sterrett, Alabama 35147

Jeffrey Ray Snow (surviving son) P. O. Box 83 Wilton, Alabama 35187

10. Bobby R. Snow left no next-of-kin to survive him other than his wife and two (2) children as hereinabove referenced, nor did he have any children who had predeceased him. FURTHERMORE, the Affiant saith naught.

ELIZABETH R. PEETE, Affiant

STATE OF ALABAMA COUNTY OF SHELBY

Sworn to and subscribed before me this day of Musher

Notary Public

My Commission Expires:

The state of the s