



20100902000284120 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
09/02/2010 01:19:00 PM FILED/CERT

**SEND TAX NOTICE TO:**  
Eric L. Snyder and Jennifer B. Snyder  
3013 Longleaf Lane  
Helena, Alabama 35080

This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

Shelby County, AL 09/02/2010

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
Deed Tax : \$2.00

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **One Hundred Thirty Six Thousand Seven Hundred dollars & no cents (\$136,700.)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Connie G. Crutchfield, an unmarried woman** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Eric L. Snyder and Jennifer B. Snyder, husband and wife** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 20 ACCORDING TO THE MAP AND SURVEY OF ROYAL PINES AS  
RECORDED IN MAP BOOK 11, PAGE 51, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2010 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

**\$134,883.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.**

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection therewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 11, Page 51.
5. 40' building line front as shown on recorded Map Book 11, Page 51.
6. 10' easement rear and sides as shown on recorded Map Book 11, Page 51.
7. Transmission Line Permit granted to Alabama Power Company as recorded in Book 130, Page 176; Deed Book 142, Page 402 and Deed Book 181, Page 31.
8. Right of Way to Shelby County as recorded in Deed Book 154, Page 478.
9. Easement to Colonial Pipeline Company as recorded in Deed Book 221, Page 933.
10. Right of Way and easement to South Central Bell Telephone Company as recorded in Book 133, Page 41.
11. Easement to Alabama Power Company and South Central Bell Telephone Company as recorded in Real Book 133, Page 593.
12. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 151, Page 601.

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP

*C. G. C.*

13. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real Book 151, Page 601 and Real Book 180, Page 109 in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** Unto the said **GRANTEE(S)** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE(S)**, 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 noted 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(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **August 31, 2010**.

  
\_\_\_\_\_  
**Connie G. Crutchfield** (Seal)

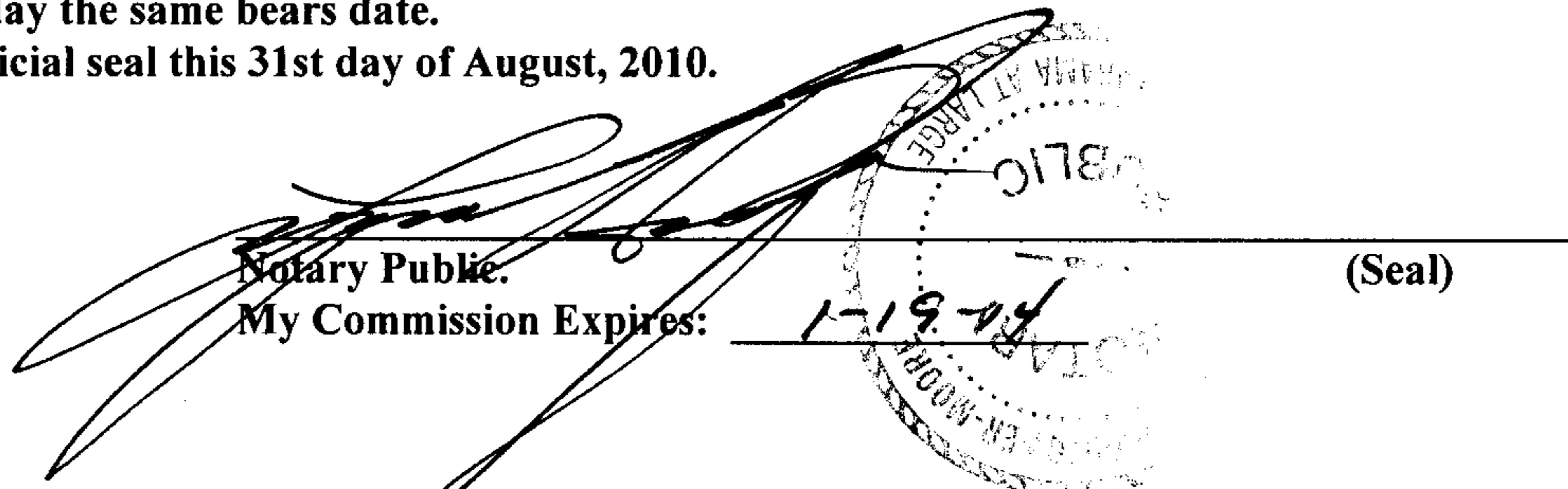
**STATE OF ALABAMA**

**General Acknowledgement**

**JEFFERSON COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connie G. Crutchfield, an unmarried woman whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 31st day of August, 2010.

  
\_\_\_\_\_  
Notary Public.  
My Commission Expires: 1-19-11 (Seal)

  
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