

20101206000407390 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/06/2010 02:55:19 PM FILED/CERT

Prepared By:

Holliman Law Firm

2491 Pelham Pkwy, 205-663-0281

Pelham, Al 35124

STATE OF ALABAMA

Send Tax Notice to:

P.O. Box 361405

Haver, AL 35036-1405

STATUTORY WARRANTY DEED

\$10,000.00 Value

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Robert L. Snider, a married man not the homestead of grantor nor his spouse (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Robert L. Snider, as Trustee of the King Irrevocable Trust, dated July 7<sup>th</sup>, 2010, and any amendments thereto (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

**Lot 13, according to the Survey of Royal Oaks, Eighth Sector, as recorded in Map Book 24, Page 113, in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.**

**This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.**

GRANTOR MAKES NO WARRANTY OR COVENANT RESPECTING THE NATURE OF THE QUALITY OF THE TITLE TO THE PROPERTY HEREBY CONVEYED OTHER THAN THE GRANTOR HAS NEITHER PERMITTED NOR SUFFERED ANY LIEN, ENCUMBRANCE OR ADVERSE CLAIM TO THE PROPERTY DESCRIBED HEREIN SINCE THE DATE OF ACQUISITION BY THE GRANTOR.

Subject to: SUBJECT TO: (1) Taxes for the year 2011 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any. No title search was performed. This deed was prepared with information furnished by the grantor/grantee herein and relied upon by the drafter.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of only those persons claiming by, through or under the grantor or grantor's title.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature on this the 10 day of November 2010

  
Robert L. Snider

STATE OF ALABAMA

COUNTY OF SHELBY

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I, the undersigned, a notary public in and for said county in said state, hereby certify that Robert L. Snider a married man not the homestead of grantor nor his spouse whose names 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 the same voluntarily.

Given under my hand and official seal this the 10th day of November, 2010.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

3/23/2014