

STATE OF ALABAMA

COUNTY OF SHELBY

Send tax notices to:
Snyder Properties, LLC
2001 Roundleaf Green
Huntsville, AL 35803

WARRANTY DEED

THIS INDENTURE made and entered into on this 29th day of November, 2012, by and between **PATSY LOU SNYDER**, also known as **PATSY L. SNYDER**, a single woman, herein referred to as Grantor, and **SNYDER PROPERTIES, LLC**, an Alabama limited liability company, herein referred to as Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee and other good and valuable consideration, receipt of which is acknowledged, has this day given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantee, and assigns the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

PARCEL 1:

Lot 1, according to the map and survey of Collin's Addition to Valleydale as recorded in Map Book 7, Page 154, in the Probate Office of Shelby County, Alabama.

Parcel No. 105150001038001

PARCEL 2:

Lot 2, according to the map and survey of Collin's Addition to Valleydale as recorded in Map Book 7, Page 154, in the Probate Office of Shelby County, Alabama.

Parcel No. 105150001038002

ALL SUBJECT TO: (1) Taxes for the year 2013 and all subsequent years, which are a lien but not yet due and payable until October 1, 2013. (2) Subject to Public Road right of way to Shelby County dated May 30, 1961, recorded in Deed Book 216, Page 17, dated December 15, 1955, recorded in Deed Book 177, Page 50, dated December 15, 1955, recorded in Deed Book 177, Page 51, all in said Probate Office. (3) Subject to Transmission Line Permit to Alabama Power Company dated May 15, 1947 and recorded in Deed Book 129, Page 559. (4) Subject to road lines and matters of survey as shown by survey of A. C. Coulter, Jr. dated July 13, 1971. (5) Public utility easements as shown by the recorded plat. (6) Building setback line reserved of 35 feet on the north facing Valleydale Road. (7) Title to all

THIS INSTRUMENT WAS PREPARED BY:
JOHN R. BAGGETTE, JR.
Sirote & Permutt, P.C.
P.O. Box 18248
Huntsville, Alabama 35804
(256) 536-1711

Shelby County, AL 12/10/2012
State of Alabama
Deed Tax: \$1206.50

minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD the real estate above described together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantee, and assigns, forever.

THE SAID GRANTOR does hereby covenant with and represent unto the said Grantee, and assigns, that she is lawfully seized in fee simple of the real estate above described; that she has a good and lawful right to sell and convey the same as aforesaid, that the same is free from all encumbrances except ad valorem taxes for the current tax year and subsequent years and except restrictions, restrictive covenants and easements of record, if any; that the said Grantor has a good and lawful right to sell and convey the same as aforesaid and that she will warrant and defend the title to same unto the said Grantee and unto Grantee's successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any. The real estate is not the homestead of the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal on this the day and year first above written.

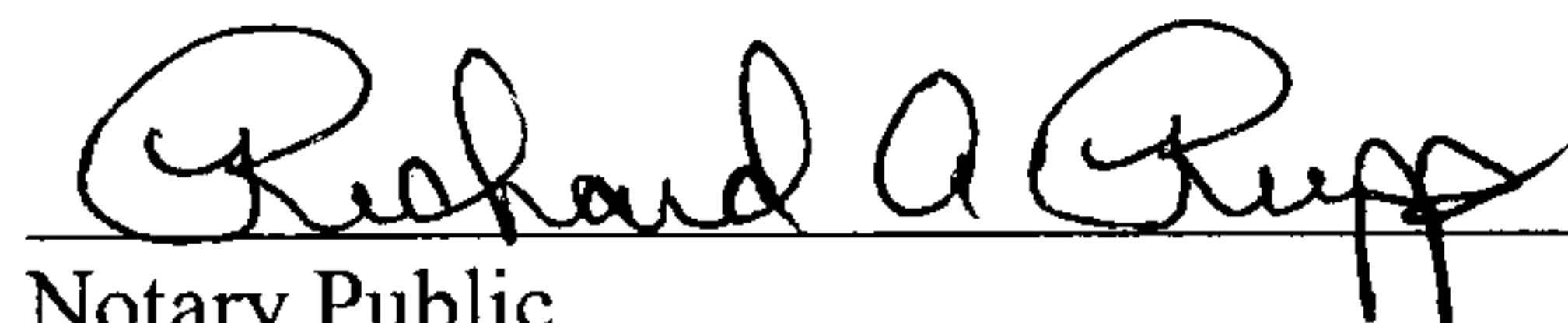

PATSY LOU SNYDER

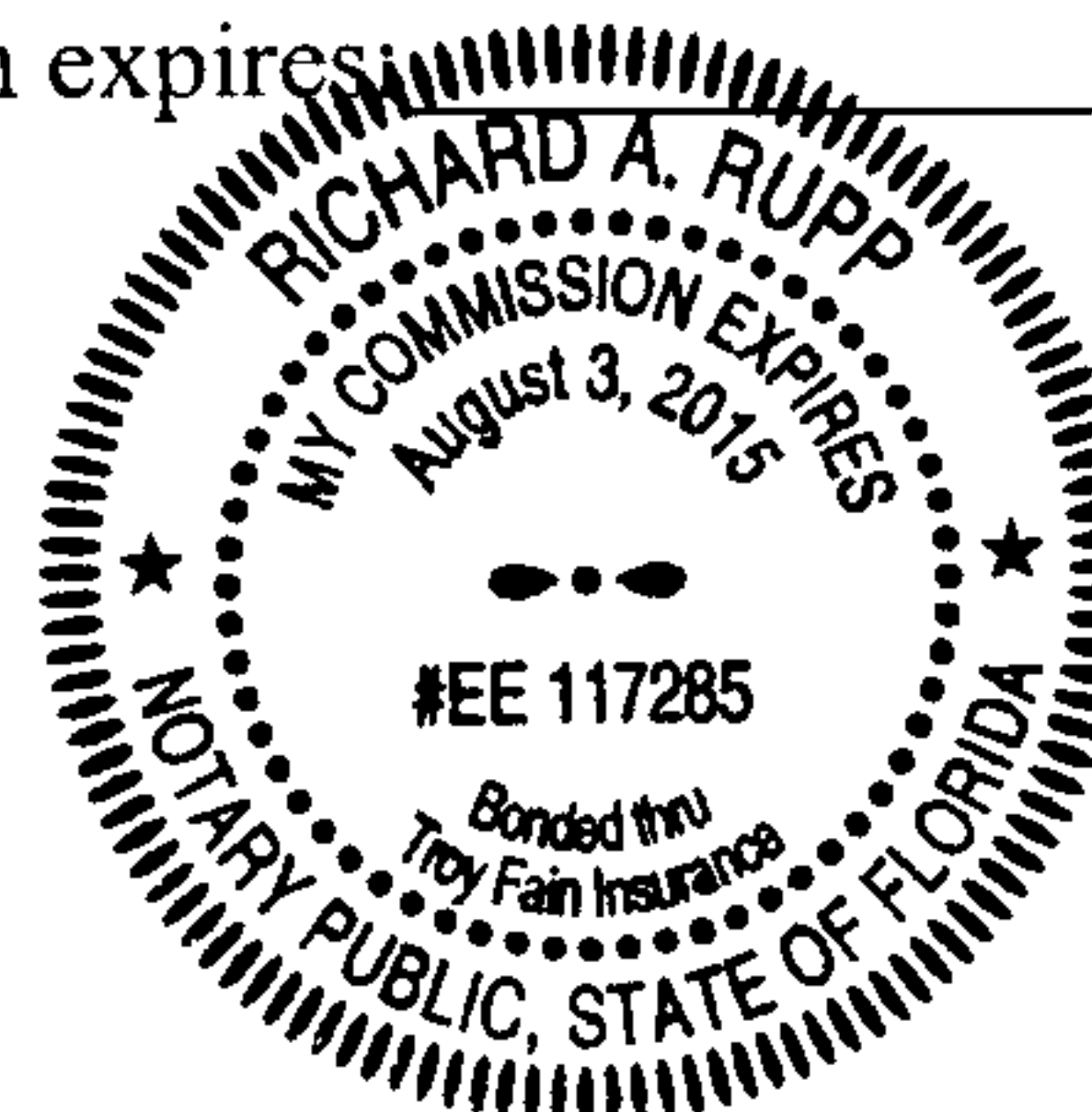
STATE OF FL


COUNTY OF Manatee

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that PATSY LOU SNYDER, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

THIS the 29th day of November, 2012.


Notary Public
My Commission expires _____




20121210000473120 2/3 \$1224.50
Shelby Cnty Judge of Probate, AL
12/10/2012 03:18:53 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Patsy Lou Snyder
Mailing Address: 2001 Roundleaf Green
Huntsville, AL 35803

Grantee's Name: Snyder Properties, LLC
Mailing Address: 2001 Roundleaf Green
Huntsville, AL 35803

Property Address: 4509 & 4513 Valleydale Road
Birmingham, AL 35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,206,240.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Assessor's market value
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/7/2012

Print John R. Baggette, Jr.

☐ Unattested

Jan Ellis
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20121210000473120 3/3 \$1224.50
Shelby Cnty Judge of Probate, AL
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Form RT-1