TAX ASSESSOR VALUE: \$41,950.00

This instrument was prepared by: The Law Office of Jack R. Thompson, Jr., LLC 3500 Colonnade Parkway, Suite 350 Birmingham, AL 35243 Phone: (205) 443-9027

20130522000209130 1/2 \$57.00 Shelby Cnty Judge of Probate, AL 05/22/2013 09:21:35 AM FILED/CERT
Send Tax Notice To:

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

WARRANTY DEED

STATE OF ALABAMA)	
)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)	

That in consideration of \$10.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Robert L. Snider**, a married man, whose mailing address is P. O. Box 361405, Hoover, AL 35236 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Portrait Homes**, **LLC**, whose mailing address is P. O. Box 361405, Hoover, AL 35236 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is **604 Village Way**, **Pelham**, **AL 35124**; to wit:

Lot 12, according to the Final Plat of Parkside Village, Phase 2, as recorded in Map Book 37, Page 60, in the Probate Office of Shelby County, Alabama.

This is not the homestead of the Grantor or his spouse.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are fee from 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

Shelby County, AL 05/22/2013 State of Alabama Deed Tax:\$42.00 administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Robert L. Snider has/have hereunto set	his/her/their hand(s) and seal(s) this the
3 ⁻⁴ day of May 20 <u>13</u>	
	The In
	Robert L. Snider
STATE OF ALABAMA	
SHELBY County ss:	
said state, hereby certify that Robert L. Snider whose name(s) is and who is/are known to me, acknowledged before me on this of this conveyance, he/she/they executed the same voluntarily. WITNESS my hand and official seal in the county and states.	day that, being informed of the contents
May 2013	
My Commission Expires: 3517	
The state of the s	GHT MCGONE
	Consider 2
Notary Public N	Jamm. Expires lar. 5, 2017
	OUBLICITY

(SEAL)

