

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
Kristen and Adam Snable  
3460 Indian Lake Ln  
Pelham, AL 35124

**GENERAL WARRANTY DEED**  
**Joint Tenant with Rights of Survivorship**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Ten Thousand and NO/100 Dollars (\$310,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**Lu S. Boozer, an unmarried woman, Brenda Zegarelli, a married woman, and Richard W. Boozer, Jr., a**  
married man

(herein referred to as Grantors), grant, bargain, sell and convey unto

**Kristen H. Snable and Adam C. Snable**

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

**See attached Exhibit A**

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantors and current taxes due.


*This property is not the homestead of the grantors, nor that of their spouses.*

**\$248,000.00** of the above consideration was secured by and through the purchase money mortgages closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/26/2013  
State of Alabama  
Deed Tax: \$62.00

  
20131226000491350 1/4 \$85.00  
Shelby Cnty Judge of Probate, AL  
12/26/2013 01:32:46 PM FILED/CERT

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hand and seals on the dates stated in the Notary Acknowledgment, however the same shall not be effective until the 10<sup>th</sup> day of December, 2013.

Lu S. Boozer (SEAL)  
Lu S. Boozer

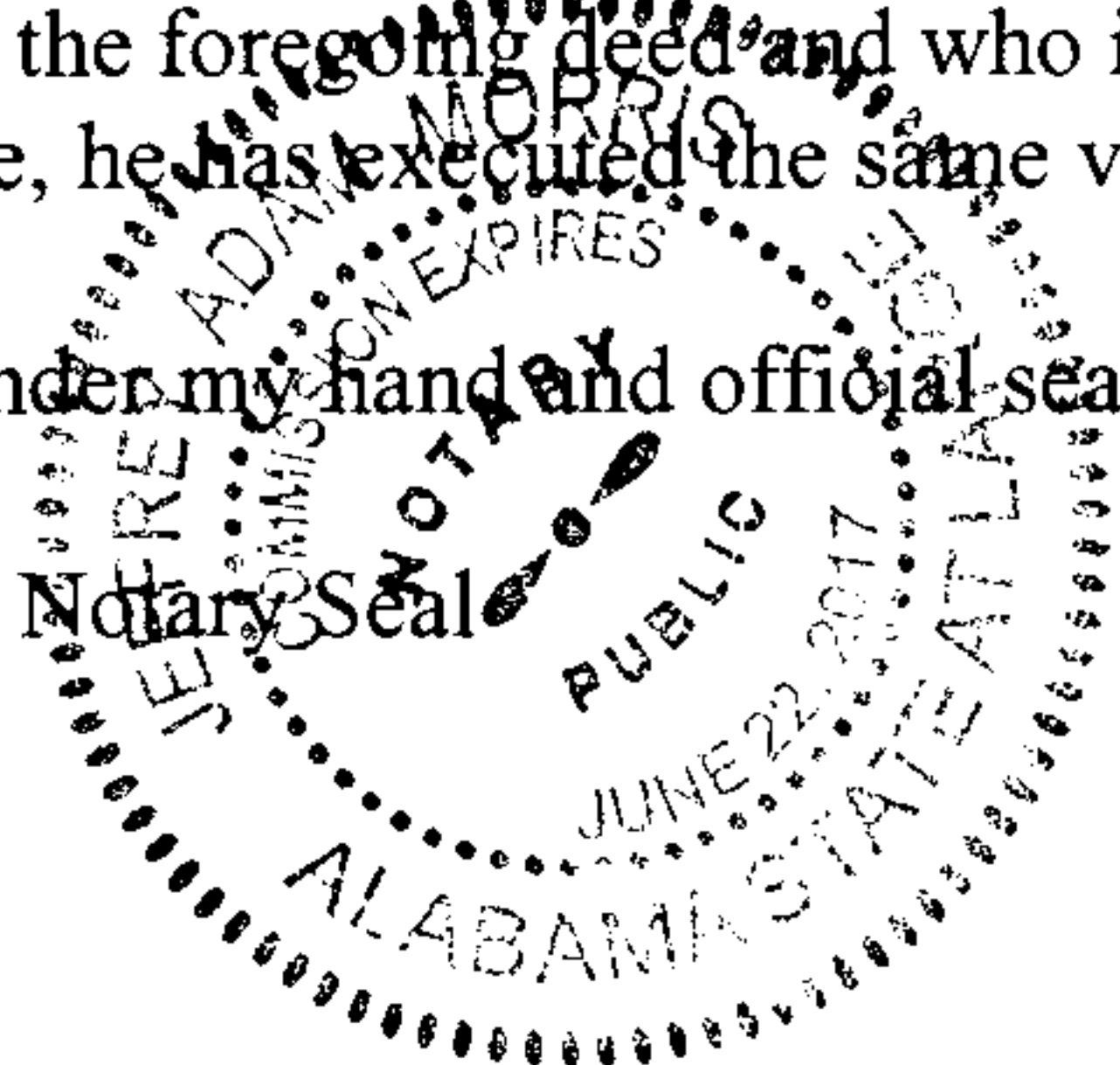
Richard W. Boozer, Jr. (SEAL)  
Richard W. Boozer, Jr.

Brenda Zegarelli (SEAL)  
Brenda Zegarelli

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard W. Boozer, Jr.**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of December, 2013.

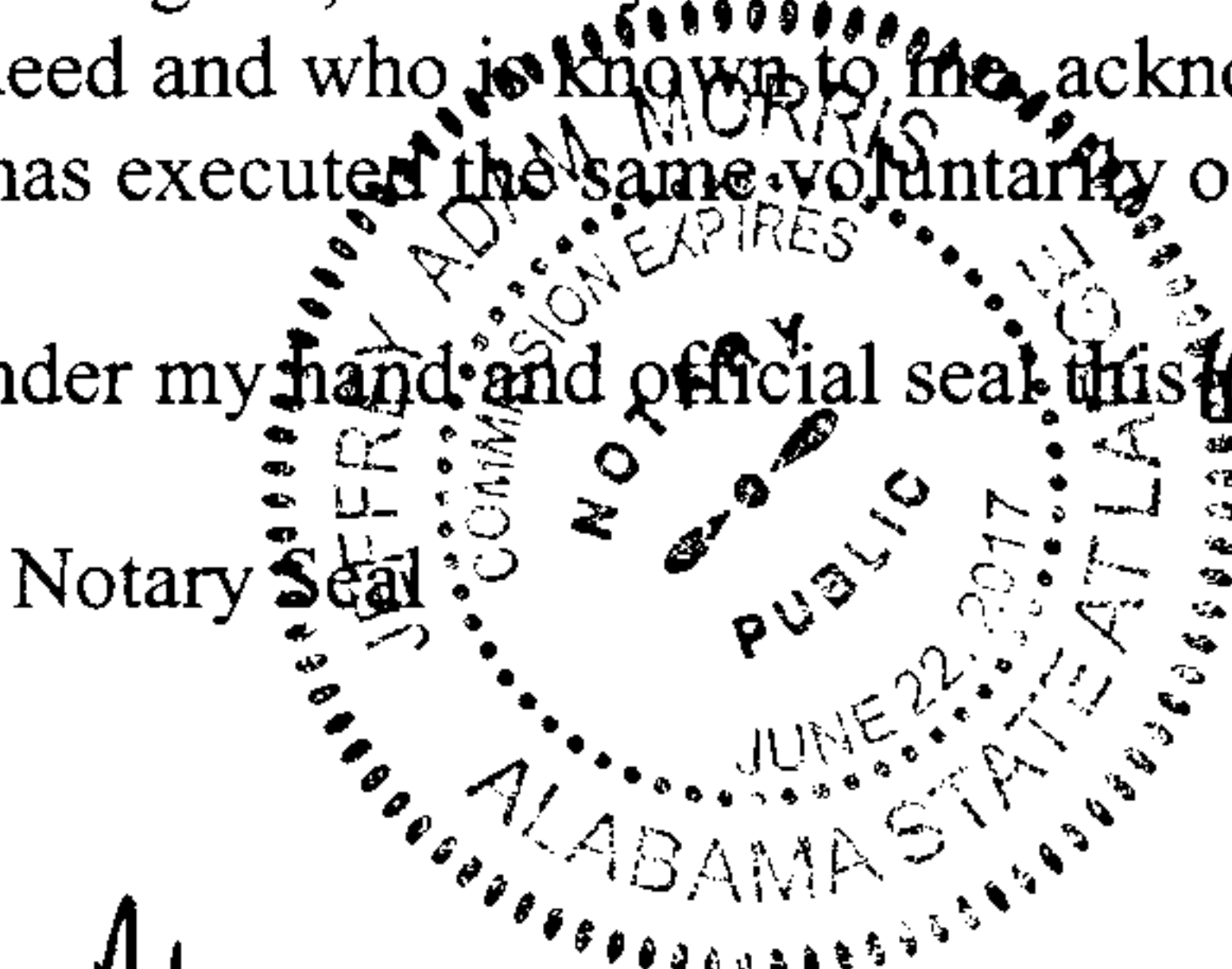


[Signature]  
Notary Public:  
My commission expires:

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lu S. Boozer**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of December, 2013.

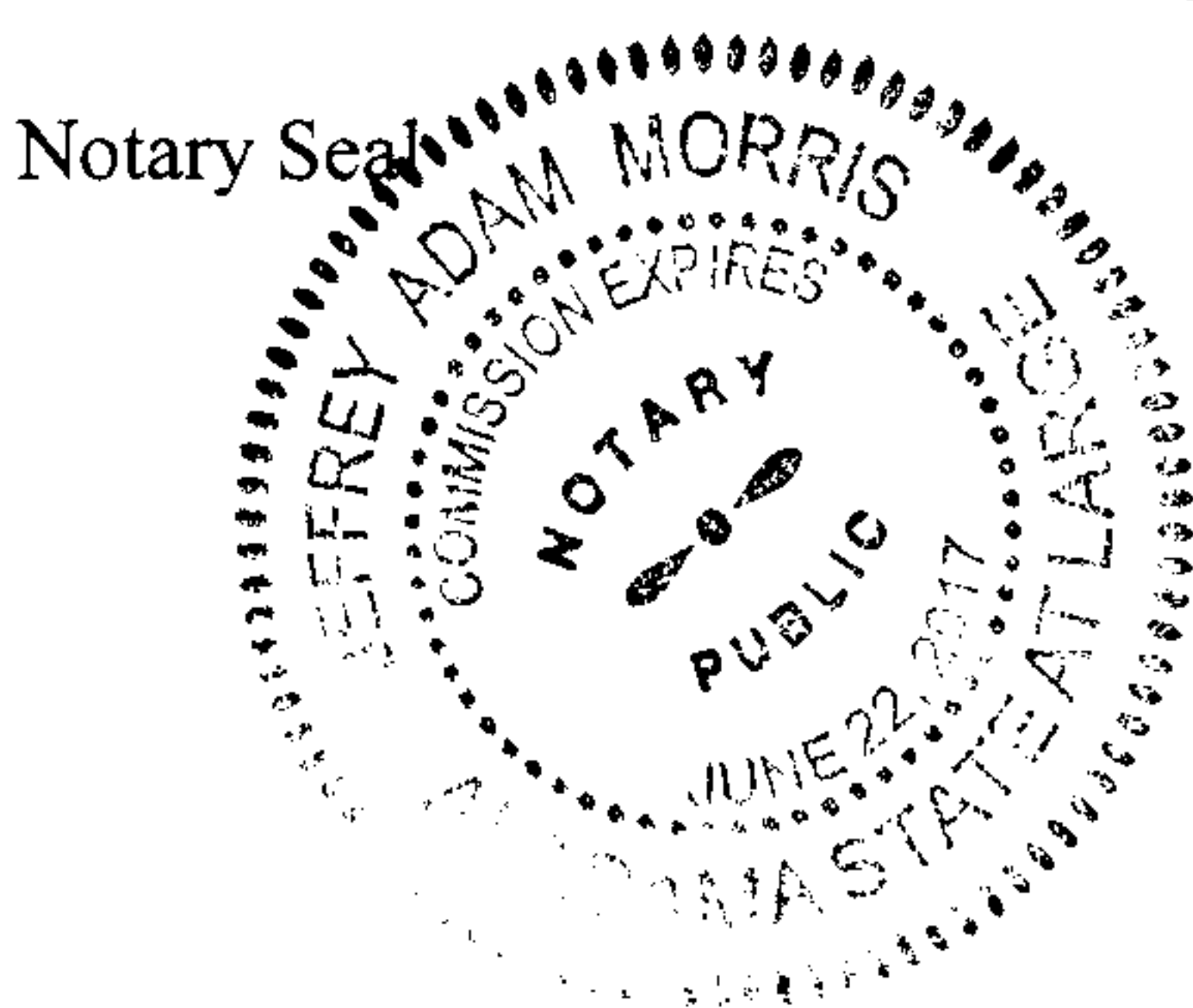


[Signature]  
Notary Public:  
My commission expires:

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brenda Zegarelli**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of December, 2013.



[Signature]  
Notary Public:  
My commission expires:



20131226000491350 2/4 \$85.00  
Shelby Cnty Judge of Probate, AL  
12/26/2013 01:32:46 PM FILED/CERT

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ALTA COMMITMENT

EXHIBIT A -LEGAL DESCRIPTION

Commitment No.:M130679

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF AL AND IS DESCRIBED AS FOLLOWS:

EXHIBIT "A"

PARCEL I:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said NW 1/4 of the NW 1/4 of said Section 36 and run in a westerly direction along the North line of said 1/4 - 1/4 section for a distance of 132.93 feet, said line also being the Northerly right of way line of Indian Lake Lane; thence turn an angle to the left of 77° 25' 48" and leaving said North line run in a southwesterly direction for a distance of 61.46 feet to a point on the Southerly right of way line of said Indian Lake Lane; said point being the point of beginning. From said point of beginning continue along the last described course for a distance of 304.18 feet; thence turn an angle to the right of 36° 08' 00" and run in a southwesterly direction for a distance of 12.58 feet; thence turn an angle to the right of 110° 37' 18" and run in a northwesterly direction for a distance of 62.48 feet; thence turn an angle to the left of 13° 21' 27" and run in a northwesterly direction for a distance of 122.78 feet; thence turn an angle to the left of 15° 45' 59" and run in a northwesterly direction for a distance of 158.11 feet to a point on the Southeasterly right of way line of said Indian Lake Lane, said point being on a curve to the right having a radius of 387.10 feet and a central angle of 27° 14' 25"; thence turn an angle to the right of 112° 33' 32" to the tangent of said curve and run in a northeasterly to easterly direction along the arc of said curve and along said Southeasterly right of way line for an arc distance of 184.04 feet to the end of said curve; thence run in an easterly direction tangent to said curve and along said Southerly right of way line of Indian Lake Lane for a distance of 110.00 feet to the point of beginning of the herein described parcel of land.

PARCEL II:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said NW 1/4 of the NW 1/4 of said Section 36 and run in a westerly direction along the North line of said 1/4-1/4 section for a distance of 132.93 feet, said line also being the Northerly right of way of Indian Lake Lane; thence turn an angle to the left of 77° 25' 48" and leaving said North line run in a southwesterly direction for a distance of 61.46 feet to a point on the Southerly right of way line of said Indian Lake Lane; thence turn an angle to the right of 77° 25' 48" and run in a westerly direction along said Southerly right of way line for a distance of 110.00 feet to the beginning of a curve to the left having a radius of 387.10 feet and a central angle of 27° 14' 25"; thence run in a westerly to southwesterly direction along the arc of said curve and along the Southeasterly right of way line of said Indian Lake Lane for an arc distance of 184.04 feet to the point of beginning; From said point of beginning turn an angle to the left of 112° 33' 32" from the tangent of said curve and leaving said right of way line run in a Southeasterly direction for a distance of 158.11 feet; thence turn an angle to the right of 15° 45' 59" and run in a southeasterly direction for a distance of 122.78 feet; thence turn an angle to the right of 13° 21' 27" and run in a southeasterly direction for a distance of 62.48 feet; thence turn an angle to the right of 69° 22' 42" and run in a southwesterly direction for a distance of 114.42 feet; thence turn an angle to the right of 89° 16' 12" and run in a northwesterly direction for a distance of 346.29 feet to a point on the Southeasterly right of way line of said Indian Lake Lane, said point being on a curve to the right having a radius of 387.10 feet and a central angle of 19° 50' 02"; thence turn an angle to the right of 84° 57' 10" to the tangent of said curve and run in a northeasterly direction along the arc of said curve and along said Southeasterly right of way line for an arc distance of 134.00 feet to the point of beginning of the herein described parcel of land.



20131226000491350 3/4 \$85.00  
Shelby Cnty Judge of Probate, AL  
12/26/2013 01:32:46 PM FILED/CERT

ALTA COMMITMENT -06

# Real Estate Sales Validation Form

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

Grantor's Name Richard W. Boozer, Jr.  
Mailing Address 2322 Harding Ave  
Mustle Shoals, AL 35661

Grantee's Name Kristen H. and Adam C. Snable  
Mailing Address 3460 Indian Lake Lane  
Pelham, AL 35124

Property Address 3460 Indian Lake Lane  
Pelham, AL 35124

Date of Sale 12/10/13  
Total Purchase Price \$ 310,000.00



20131226000491350 4/4 \$85.00  
Shelby Cnty Judge of Probate, AL  
12/26/2013 01:32:46 PM FILED/CERT

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

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  
☐ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☐ Other \_\_\_\_\_

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 12/10/13

Print Adam C. Snable / Kristen H. Snable

Sign [Signature] / [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1