

Value \$156,800.00

14.00
3.00
2.00
157.00
\$ 176.00

THIS INSTRUMENT PREPARED BY:

William G. Nolan
NOLAN STEWART, PC
1232 Blue Ridge Blvd.
Birmingham, AL 35226

SEND TAX NOTICE TO:

Sam Maci, Trustee
45706 Fountain View Drive
Canton, MI 48188

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Hundred Fifty Six Thousand Eight Hundred and No/Dollars, (\$156,800.00) and other good and valuable consideration, in hand paid to the undersigned, **DONALD H. SNYDER AND MARYLEEN F. SNYDER, HUSBAND AND WIFE** (hereinafter referred to as the "Grantors"), the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto **SAM MACI, SARAH DICKER AND GLORIA KOPPER, TRUSTEES OF THE SNYDER FAMILY TRUST DATED SEPTEMBER 16, 2013**, (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, (the "Property"):

Lot 222, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, page 49, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

NOTE: This General Warranty Deed has been prepared without the benefit of a current survey which was not requested by the Grantees.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

THE GRANTORS herein grant full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

The Grantors do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the successors of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises of the Grantees and the heirs and assignees of the Grantees forever against the lawful claims of all persons.

Shelby County, AL 08/07/2014
State of Alabama
Deed Tax: \$157.00

20140807000245300 1/3 \$179.00
Shelby Cnty Judge of Probate, AL
08/07/2014 10:42:45 AM FILED/CERT

heirs, executors, and administrators of the Grantors shall warrant and defend the said premises of the Grantees and the heirs and assignees of the Grantees forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this the 7th day of July, 2014.

Donald H. Snyder

Donald H. Snyder, by his Agent Sam Maci,
under Power of Attorney dated September 16,
2013, Grantor

Maryleen Snyder

Maryleen F. Snyder, by her Agent Sam Maci,
under Power of Attorney dated September 16,
2013, Grantor

STATE OF Michigan)

COUNTY OF Wayne)

ss

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald H. Snyder, by his Agent Sam Maci, and Maryleen F. Snyder, by her Agent Sam Maci, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of July, 2014.

{Seal}

PHILLIP R. FOUTCH
Notary Public, Washtenaw County, Michigan
Acting in Wayne County
My Commission Expires November 24, 2016

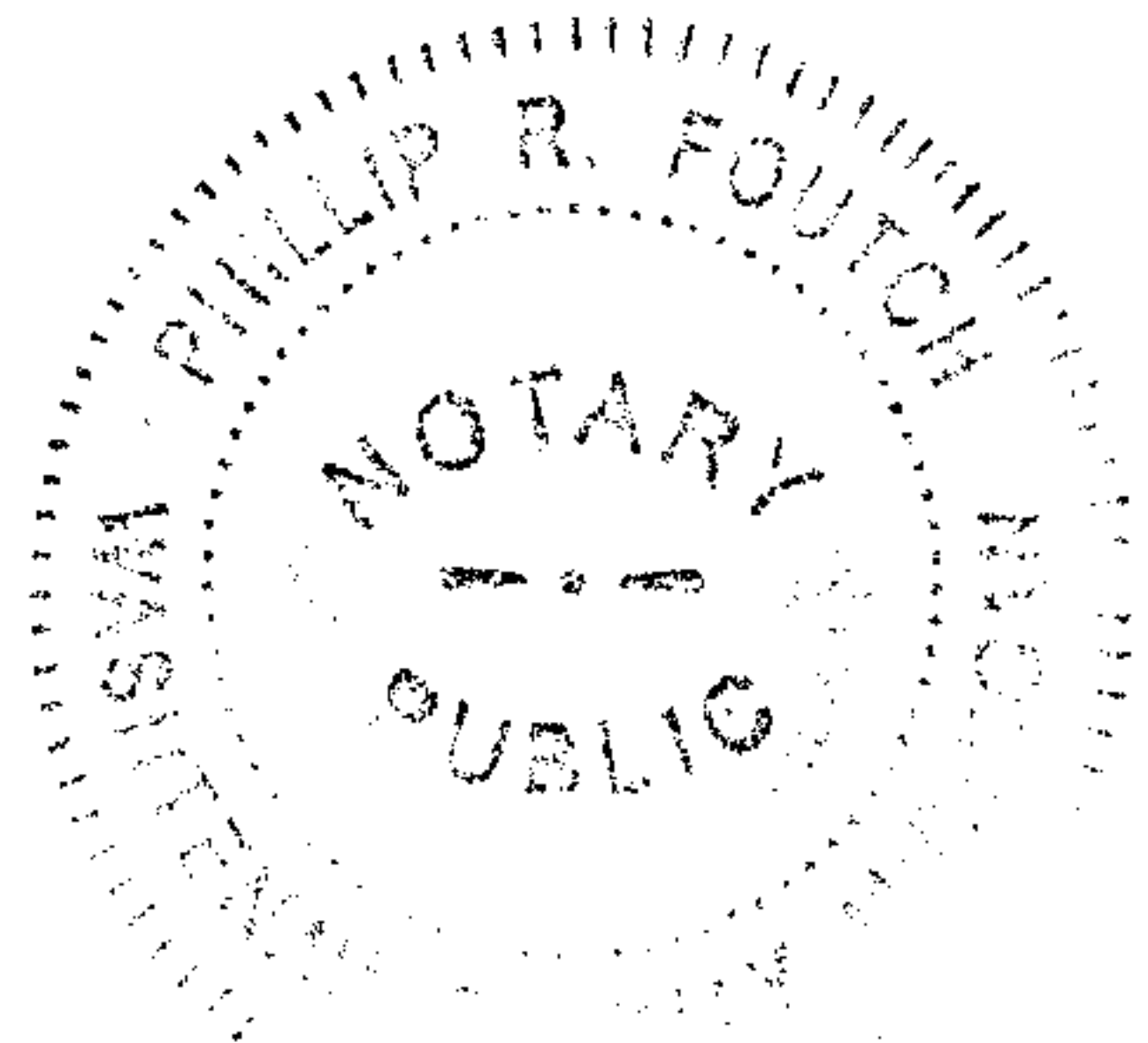
Phillip R. Foutch

_____, Notary Public

My Commission Expires: 11-24-16



20140807000245300 2/3 \$179.00
Shelby Cnty Judge of Probate, AL
08/07/2014 10:42:45 AM 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 Donald H. & Maryleen F. Snyder
Mailing Address 3704 Stone Ridge Terrace
Birmingham, AL 35216


Grantee's Name Sam Maci, Sarah Dicker and Gloria
Mailing Address Kopper, Trustees
45706 Fountain View Drive
Canton, MI 48188

Property Address 2425 Dalton Drive
Pelham, Alabama 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 156,800.00


20140807000245300 3/3 \$179.00
Shelby Cnty Judge of Probate, AL
08/07/2014 10:42:45 AM FILED/CERT

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 Tax Assessor's Office Records
☐ 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).

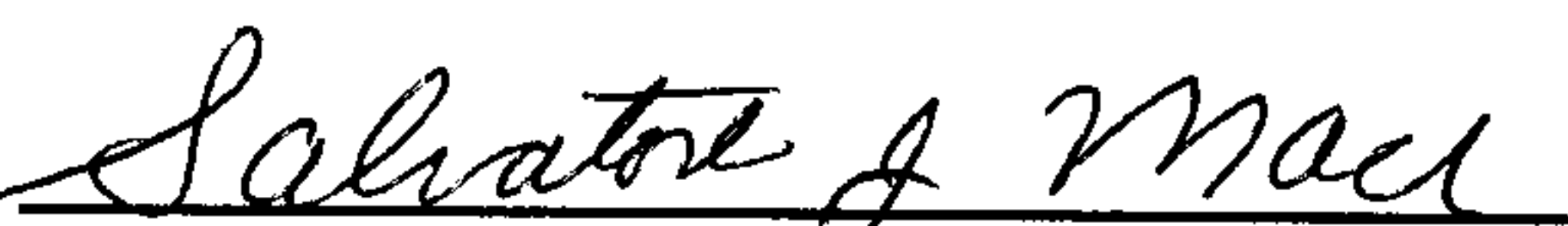
Date 7-7-14

Print SALVATORE J MACI

Unattested


(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

PHILLIP R. FOUTCH
Notary Public, Washtenaw County, Michigan
Acting in Wayne County
My Commission Expires November 24, 2016

Print Form

Form RT-1