

**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

  
20150316000080780 1/3 \$57.00  
Shelby Cnty Judge of Probate, AL  
03/16/2015 11:42:38 AM FILED/CERT

This instrument was prepared by:  
**Mitchell A. Spears**  
Attorney at Law  
P O Box 119  
Montevallo AL 35115  
(205)665-5076

Send Tax Notice to: **Megan Elizabeth Snow Higgins**  
**43 Rainey Alley**  
**Montevallo AL 35115**

MINIMUM VALUE: \$37,000.00

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**Warranty Deed**

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STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE and 00/100 DOLLAR (\$1.00) and good and valuable consideration**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

**Jeffrey R. Snow, an unmarried man and Tommie Ann Snow, an unmarried woman**

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

**Megan Elizabeth Snow Higgins**

(herein referred to as GRANTEE) the following described real estate situated in **Shelby** County, Alabama, to-wit:

All that part of the southerly half of Lot 9 of Plot 2, in the Town of Wilton, Alabama, formerly Birmingham Junction, Alabama, according to the Survey and Map of Birmingham, Junction, Alabama, made by J. E. Bozeman, C. E. for Joseph Hardie and recorded in Record of Deed, Volume 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama and being situated in Shelby County, Alabama that lies Northwest of the right of way of Alley Street.

SOURCE OF TITLE: DB 223, Page 117.

**SUBJECT TO:**

- Taxes for 2015 and subsequent years.
- Any prior reservation or conveyance of title to all minerals of every kind and character including, but not limited to, oil, gas, sand and gravel, within underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- Any easements or rights-of-way of record.

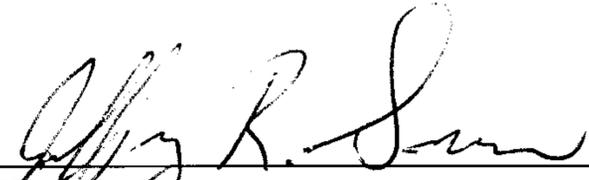
TO HAVE AND TO HOLD to the said GRANTEE and to the heirs and assigns of Grantee forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee and Grantee's heirs and assigns, that I am (we are)

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State of Alabama  
Deed Tax: \$37.00

lawfully seized in fee simple of said premises; that they are free from all 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 administrators shall warrant and defend the same to the Grantee and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13<sup>th</sup> day of March, 2015.

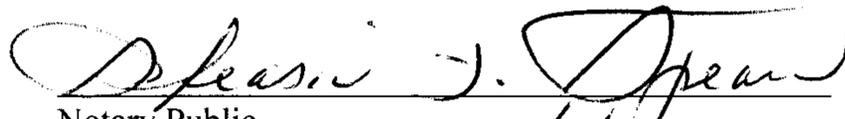
  
\_\_\_\_\_  
Jeffrey R. Snow

  
\_\_\_\_\_  
Tommie Ann Snow

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Jeffrey R. Snow** and **Tommie Ann Snow**, 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 that same bears date.

Given under my hand and official seal, this the 13<sup>th</sup> day of March, 2015.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/3/2018



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Tommie Ann Snow  
Mailing Address Jeffrey R. Snow  
P. O. Box 83  
Wilton AL 35187

Grantee's Name Megan Elizabeth Snow Higgins  
Mailing Address 43 Rainey Alley  
Montevallo, AL 35115

Property Address 43 Rainey Alley  
Montevallo AL 35115

Date: 3-12-15  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessor's Market Value \$37,000.00

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  
 Sales Contract  
 Closing Statement

Appraisal  
 Other Tax Assessor's Market Value

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).

  
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Sign Tommie Ann Snow  
Tommie Ann Snow, Grantor