

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

Send Tax Notice To:  
Brett & Heather Snider  
2734 Stevens Creek Rd  
Hoover, AL 35244

20171212000443200 12/12/2017 01:48:37 PM DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$281,500.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Ronald J. Herceg and Cheryl L. Herceg a married couple (the "Grantor", whether one or more), whose mailing address is 1813 Riverchase Trace Hoover, AL 35244, do hereby grant, bargain, sell, and convey unto Brett Manning Snider and Heather Daniel Snider (the "Grantees"), whose mailing address is 2734 Stevens Creek Road Hoover, AL 35244, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 2734 Stevens Creek Road, Hoover, AL 35244; to-wit:

SEE ATTACHED EXHIBIT "A"

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
  - (2) restrictions, reservations, conditions, and easements of record, if any; and
  - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$225,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Ronald J. Herceg and Cheryl L. Herceg a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 8th day of December, 2017.

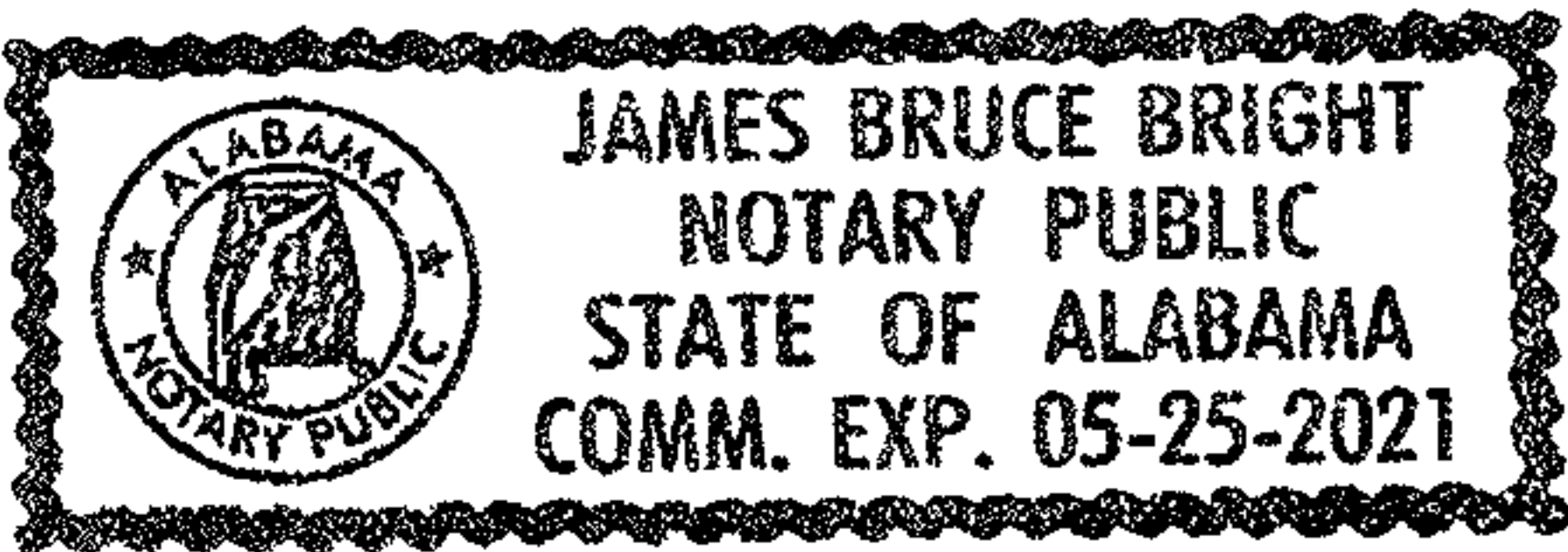
Ronald J. Herceg  
Ronald J. Herceg  
Cheryl L. Herceg  
Cheryl L. Herceg

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Ronald J. Herceg and Cheryl L. Herceg, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 8th day of December, 2017.

James B. Bright  
Notary Public  
Commission Expires:



**EXHIBIT "A"**  
**Legal Description**

Lot 31, according to the Survey of Brookhaven, Sector 2, as recorded in Map Book 11, Page 4, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/12/2017 01:48:37 PM  
\$74.50 CHERRY  
20171212000443200

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.