

This instrument prepared by:
Shannon E. Price, Esq.
PO Box 19144
Birmingham, Alabama 35219

Send Tax Notice To:
Rodney A. Snyder
Stacy E. Snyder
1020 Brook Drive
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

20180302000069440

03/02/2018 04:07:03 PM

DEEDS 1/2

That in consideration of the sum of Two Hundred and Eighty Five Thousand and 00/100 Dollars (\$285,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Adam B. Moore and Tenille D. Moore, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Rodney A. Snyder and Stacy E. Snyder

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

LOT 6, ACCORDING TO THE SURVEY OF RIVERWOODS BROOK DRIVE, AS RECORDED IN MAP BOOK 35, PAGE 86
IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$ 0 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or their heirs and assigns, that I am (we are) 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 said and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 9 day of November, 2017.

Adam B. Moore (Seal)
Adam B. Moore

Tenille D. Moore (Seal)
Tenille D. Moore

STATE OF Alabama }

COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adam B. Moore and Tenille D. Moore, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of November, 2017.

William Patrick Cockrell, II
Notary Public -

My Commission Expires **WILLIAM PATRICK COCKRELL, II**
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

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

Grantor's Name	Lexicon Relocation, LLC	Grantee's Name	Rodney A. Snyder
Mailing Address	815 South Main Street Jacksonville, FL 32207	Mailing Address	Stacy E. Snyder 1020 Brook Drive Helena, AL 35080
Property Address	1020 Brook Drive Helena, AL 35080	Date of Sale	February 28, 2018
		Total Purchase Price	\$285,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

20180302000069440 03/02/2018 04:07:03 PM DEEDS 2/2

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
☐ 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 of 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 February 26, 2018

☐ Unattested


(verified by)

Print William Patrick Gordon

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2018 04:07:03 PM
\$303.00 CHERRY
20180302000069440

