

SEND TAX NOTICE TO:
Harrison D. Flick
1920 Highway 69
Chelsea, Alabama 35043

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20200311000096090
03/11/2020 08:24:40 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety Thousand dollars & no cents (\$390,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Roma Faye Snider nka Roma Fay Snider Lill aka Roma Lill, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Harrison D. Flick** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2-B1, being a resurvey of Lot 2-B Wades Meadows and Additional Property being a resubdivision of Lot 2 of the amended map of Twin Acres in Map Book 22, Page 152, as recorded in Map Book 50, Page 38, in the Office of the Judge of Probate of Shelby County, Alabama.

Roma Fay Snider is the surviving grantee in those Warranty Deeds recorded in Instrument #1997-28699 and Instrument #1997-20797. The ofther grantee, Ralph Snider, having dide on or about January 28, 2000.

\$450,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Restriction, public easements, and building setback lines as shown on recorded Resurvey of Lot 2-B, Wades Meadows and Additional Proeprty being a resubdivision of Lot 2 of the Amended Map of Twin Acres recorded in Map Book 22, Page 117, Map Book 22, Page 152 and Map Book 50, Page 38, in the Office of the Judge of Probate of Shelby County, Alabama.

Right-of-way to Alabama Power Company as recorded in Inst # 1998-17702.

Right-of-way to the State of Alabama as recorded in Inst # 20091102000409040.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **March 5, 2020** .

Roma Faye Snider Roma Faye Snider Lill Roma Lill

(Seal)
Roma Faye Snider nka Roma Fay Snider Lill aka Roma Lill

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Roma Faye Snider nka Roma Fay Snider Lill aka Roma Lill, an unmarried woman**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2020

Notary Public.

(Seal)

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 filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Roma Faye Snider nka Roma Fay
Snider Lill aka Roma Lill

Grantee's Name Harrison D. Flick

Mailing Address 1535 Inverness Cove
Birmingham, Alabama 35242

Mailing Address 1920 Highway 69
Chelsea, Alabama 35043

Property Address 1920 Highway 69
Chelsea, Alabama 35043

Date of Sale 03/05/2020

Total Purchase Price \$390,000.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 _____

Print Harrison D. Flick

☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2020 08:24:40 AM
\$29.00 CHERRY
20200311000096090

Allen S. Bevil