

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Janet S. Hull and Michael B. Hull
Highway 69 - 4.57 +/- acres
Chelsea, AL 35040

20200311000096940

03/11/2020 11:01:52 AM

DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Sixty-Two Thousand And No/100 Dollars (\$62,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Roma Faye Snyder, a unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Janet S. Hull and Michael B. Hull (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 2, 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 Jefferson 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.

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

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 5th day of March, 2020.

Roma Faye Snyder
Roma Faye Snyder

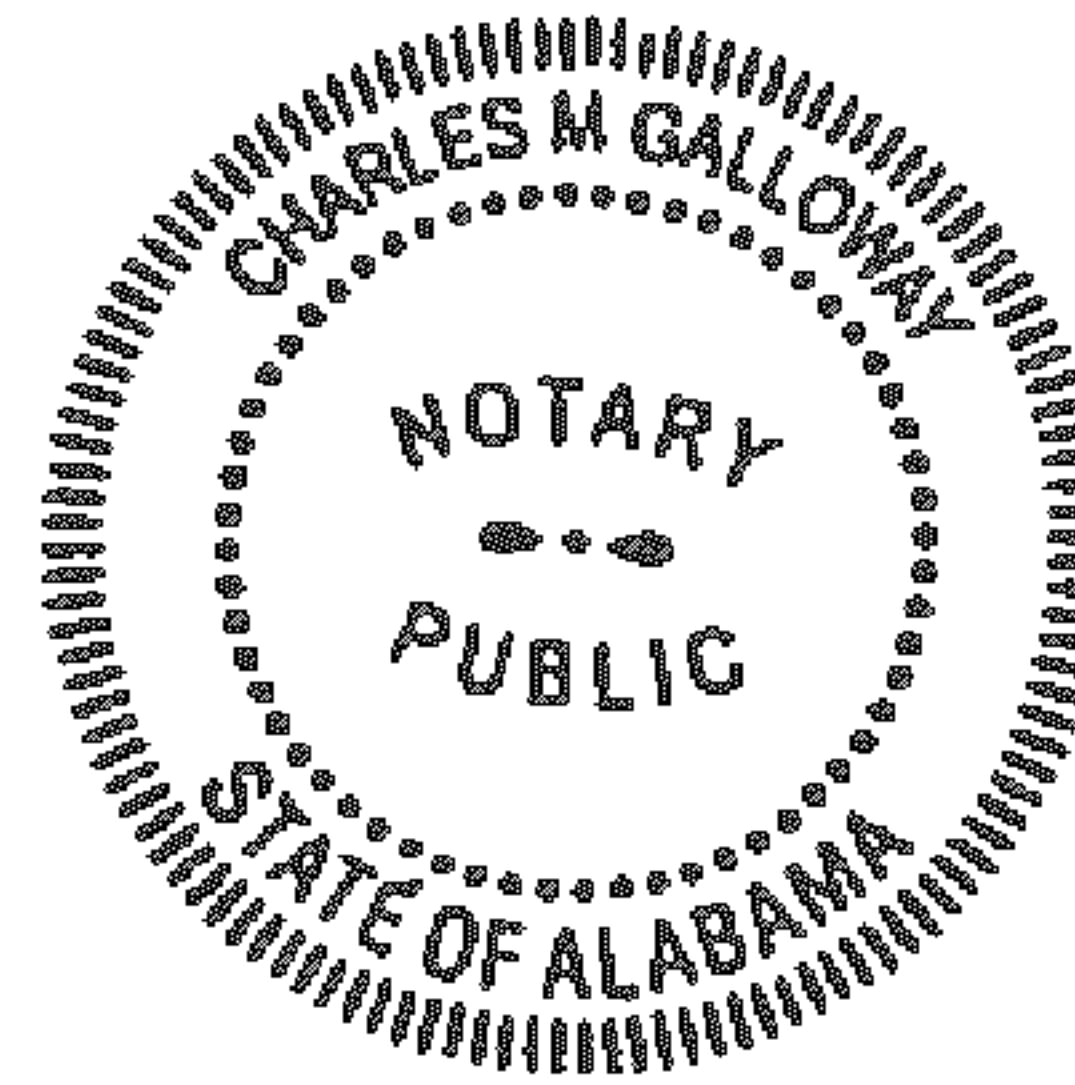
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roma Faye Snyder 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 on this 5th day of March, 2020.

[Signature]
Notary Public

My commission expires: 8-7-2020



Real Estate Sales Validation Form

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

Grantor's Name Roma Faye Snyder Grantee's Name Janet S. Hull and Michael B. Hull

Mailing Address 1321 Whirlaway Cir. Mailing Address 1321 Whirlaway Circle
Helena, AL 35080 Helena, AL 35080Property Address Highway 69 - 4.57 +/- acres
Chelsea, AL 35040

Date of Sale March 10, 2020

Total Purchase Price \$62,000.00

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 - Roma Faye Snyder, . .

Grantee's name and mailing address - Janet S. Hull and Michael B. Hull, 1321 Whirlaway Circle, Helena, AL 35080.

Property address - Highway 69 - 4.57 +/- acres, Chelsea, AL 35040

Date of Sale - March 10, 2020.

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: March 10, 2020



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/11/2020 11:01:52 AM
 \$90.00 CHERRY
 20200311000096940

Sign

Agent

Allie S. Byrd