

Send tax notice to:
BRIAN L SNIDER
31 NOLEN STREET
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

SHELBY COUNTY

2021488T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Thirty-Five Thousand and 00/100 Dollars (\$735,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID S FETTEROLF and PAMELA B FETTEROLF, husband and wife**, whose mailing address is 154 Deerwood Lake Drive, Harpersville, Alabama, (hereinafter referred to as "Grantors") by **BRIAN L SNIDER and LAUREN R SNIDER** whose property address is: **31 NOLEN STREET, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16-25, Block 16, according to the Survey of Mt. Laurel - Phase III, as recorded in Map Book 34, page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and Survey of Mt. Laurel - Phase III, as recorded in Map Book 34, page 137, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Record.
4. Easement recorded in Instrument #20091001000373660 and Instrument #20101221000428650.
5. Agreement recorded in Instrument #20121107000427740 and Instrument #2000-41414.
6. Covenants, conditions and restrictions recorded in Instrument #2000-35579; Instrument #2000-35580; Instrument #20030327000184510; Instrument #20131021000415550; Instrument #20151002000346630; Instrument #2000101900036270; Instrument #2000-38859; Instrument #2000-38860; Instrument #20030213000091860; Instrument #2001-03681; Instrument #20030327000184540; Instrument #20030327000184530; Instrument #20030527000327720; Instrument #20040623000340720; Instrument #20041015000569110; Instrument #20140113000012710 and Instrument #20050714000352130.
7. Articles of Incorporation of Mt. Laurel Homeowners Association, Inc., as recorded in Instrument #2000-35578 and Instrument #20071119000528110

\$545,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 12 day of July, 2021.

DAVID S FETTEROLF

PAMELA B FETTEROLF

STATE OF ALABAMA

COUNTY OF SHELBY

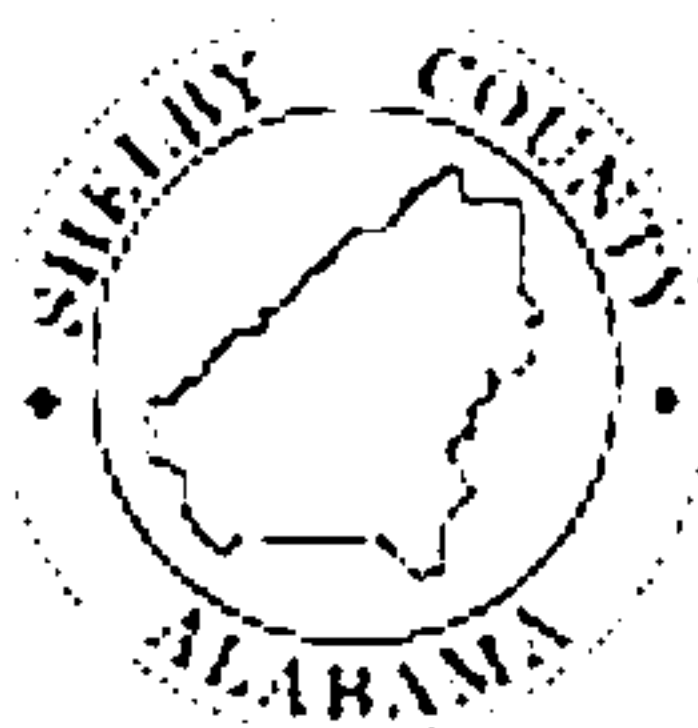
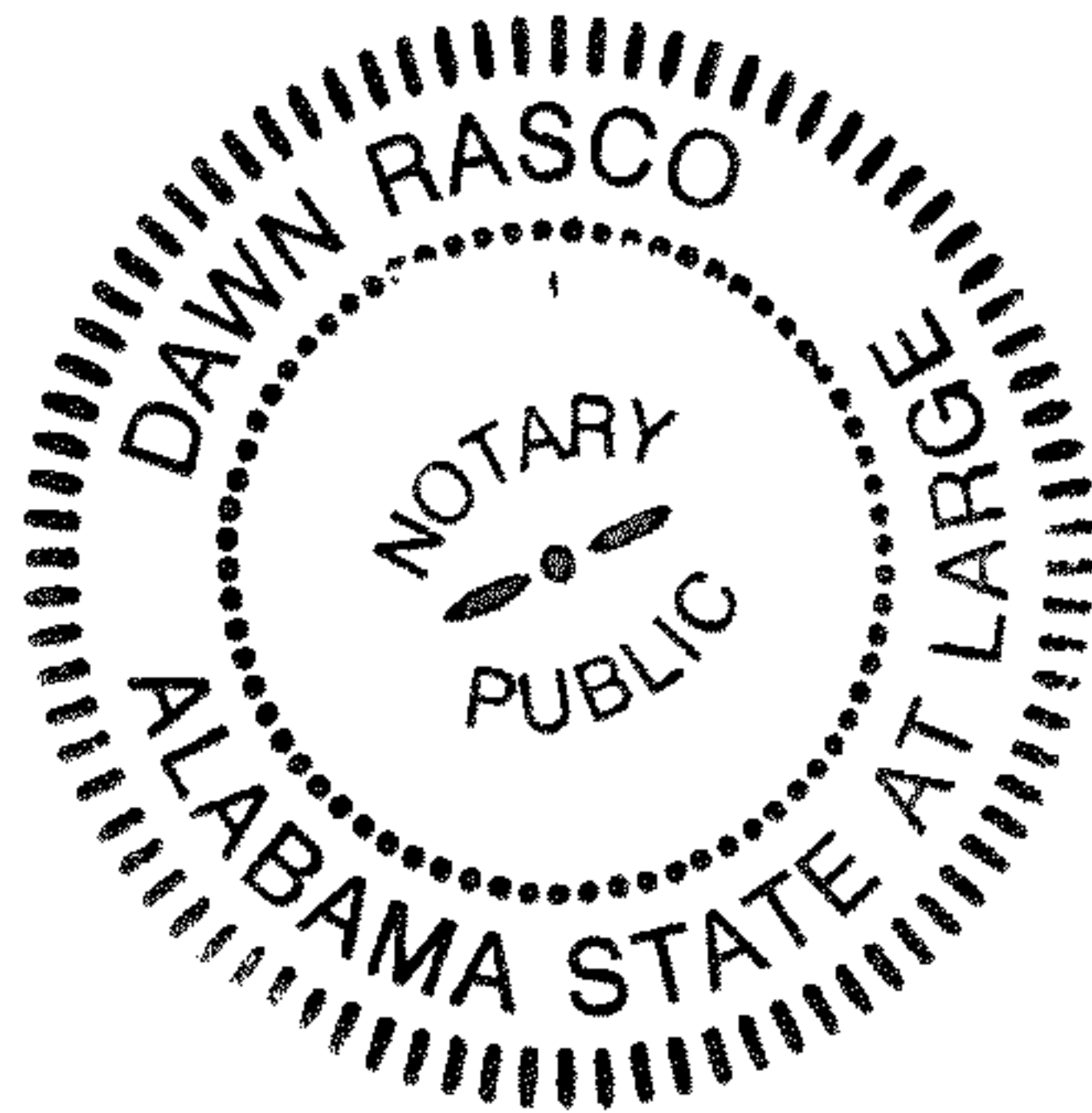
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID S FETTEROLF and PAMELA B FETTEROLF whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the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

Given under my hand and official seal this the 12 day of July, 2021.

Notary Public

Print Name: Dawn Rasco

Commission Expires: 3/26/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2021 01:24:00 PM
\$215.00 CHERRY
20210714000342770