

STATE OF ALABAMA §
 §
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Twenty Thousand and NO/100 (\$20,000.00) Dollars to the undersigned **JACKIE E. SNYDER AND WIFE, MAMIE RUTH SNYDER, WHOSE MAILING ADDRESS IS POST OFFICE BOX 1, VINCENT, ALABAMA 35178**, herein referred to as Grantors, in hand paid by **JAMES A. FINN AND WIFE, EVELYN M. FINN, WHOSE MAILING ADDRESS IS 520 PHILLIPS DRIVE, VINCENT, ALABAMA 35178**, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all their right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

A part of the Northwest ¼ of the Northeast ¼ and a part of the Northeast ¼ of the Northwest ¼ of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Commencing at an iron pin in place, accepted as the Northwest corner of the Northwest ¼ of the Northeast ¼ of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed S 05°31'02" W a distance of 294.42' to a ½" capped rebar set (29409), located on the Easterly right of way of Phillips Drive, said point being the point of beginning. From this beginning point proceed N 89°48'30" E a distance of 201.83' to a ½" capped rebar set (29409); thence N 03°51'56" W a distance of 52.36' to a ¾" open top pipe in place; thence N 87°46'24" E a distance of 275.45' to a ¾" open top pipe in place; thence S 00°38'39" W a distance of 119.39' to a 2" open top pipe in place; thence S 34°01'13" E a distance of 27.38' to a 3" open top pipe in place; thence S 32°20'01" E a distance of 40.00' to a 3" open top pipe in place; thence S 57°22'32" W a distance of 210.00' to a ¾" open top pipe in place; thence S 57°22'31" W a distance of 209.88' to a 5/8" iron pin in place, located on the Easterly right of way of Phillips Drive; thence along said right of way N 28°04'07" W a distance of 324.50' to a ½" pipe in place; thence N 02°49'59" W a distance of 52.36', back to the point of beginning, containing 2.81 acres.

Deed Reference: Book 239 at Page 4

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Property Address: Acreage/Phillips Drive, Vincent, Alabama 35178
Total Purchase Price: \$20,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract

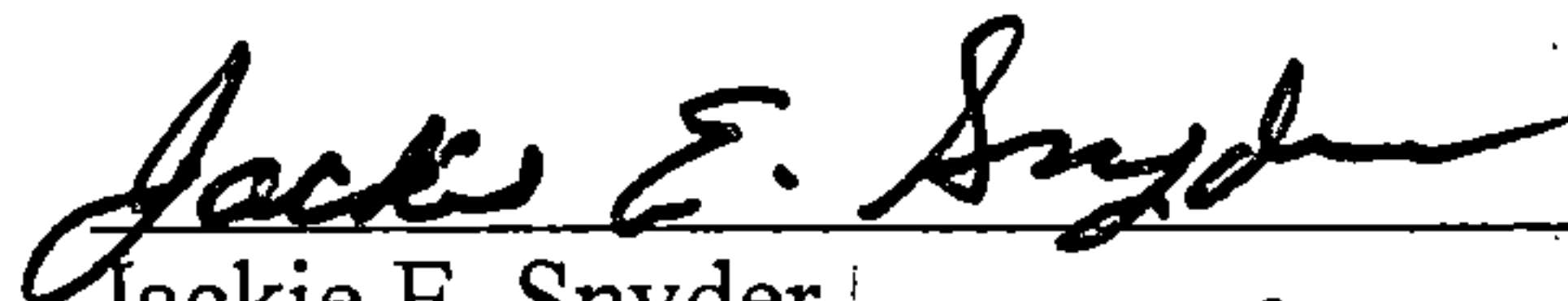
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in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

other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and for their heirs, executors and administrators, covenant with the Grantees, their heirs and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and their 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 except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 1st day of July, 2021.



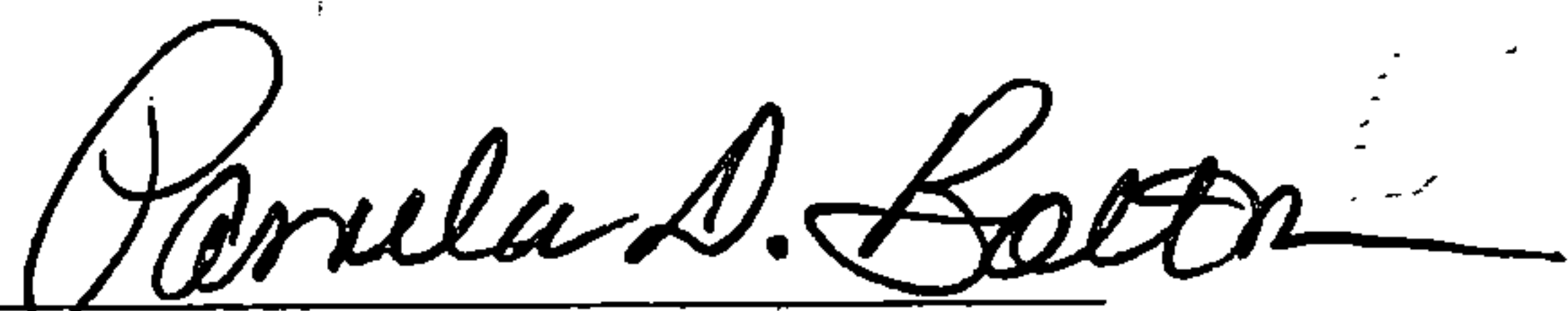
Jackie E. Snyder


Mamie Ruth Snyder

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COUNTY OF TALLADEGA §

I, the undersigned authority in and for said County, in said State, hereby certify that Jackie E. Snyder and wife, Mamie Ruth Snyder, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of July, 2021.



Notary Public: Pamela D. Bolton
My Commission Expires: 9-23-2024

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150
File: 45.4017