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Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

09/01/2021 03:12:41 PM  
DEEDS 1/2

Send Tax Notice To:  
Bobby M Snow Jr.  
Misty W Snow  
845 Highway 67  
Calera, AL 35040

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Five Thousand Dollars and No Cents (\$305,000.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Jason Heath Hilyer and Karen M. Hilyer, husband and wife, whose mailing address is:**

**845 Highway 67, Calera, AL 35040**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Bobby M Snow Jr. and Misty W Snow, whose mailing address is:**

**1087 Pine Valley Drive, Calera, AL 35040**

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 845 Highway 67, Calera, AL 35040 to-wit:

Commence at the Northeast corner of the NE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama, and run thence Southerly on the East line of said quarter-quarter a distance of 247.13 feet to a point; thence turn an angle of 63 degrees 20 minutes to the right and run Southwesterly along the centerline of Shelby County Highway No. 67 a distance of 441.03 feet to the point of beginning of the property being described; thence continue along last described course a distance of 350.0 feet to a point; thence an angle of 90 degrees 15 minutes to the right and run Northwesterly a distance of 622.28 feet to a point; thence turn an angle of 89 degrees 45 minutes to the right and run Northeasterly a distance of 350.0 feet to a point; thence turn an angle of 90 degrees 15 minutes to the right and run Southeasterly a distance of 622.28 feet to the point of beginning. (Marked at each corner with a steel pin). LESS AND EXCEPT one-half the right of way of Shelby County Highway NO. 67. Situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.


\$289,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

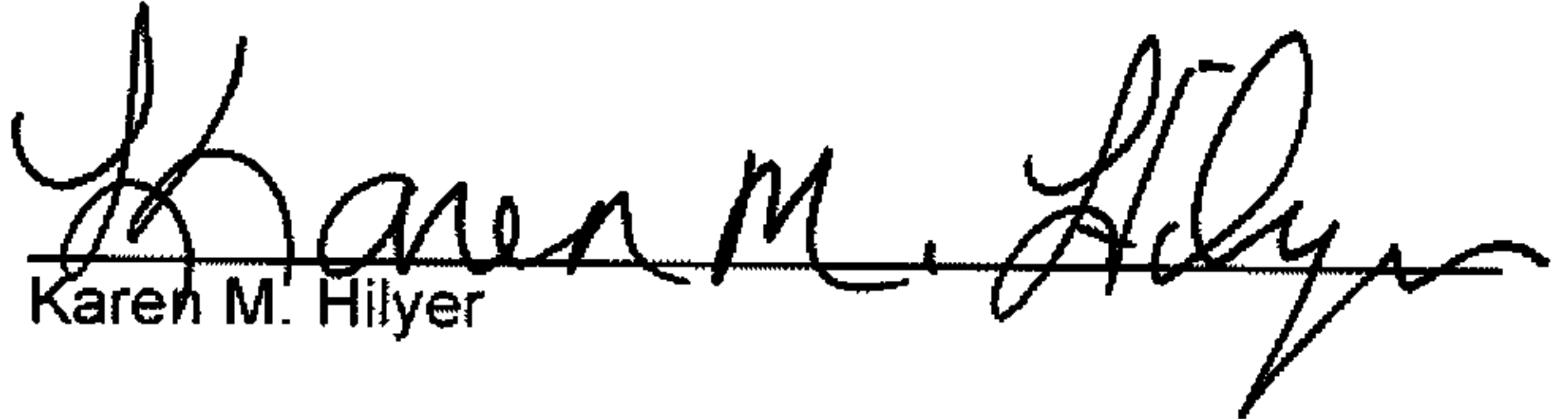
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the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

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

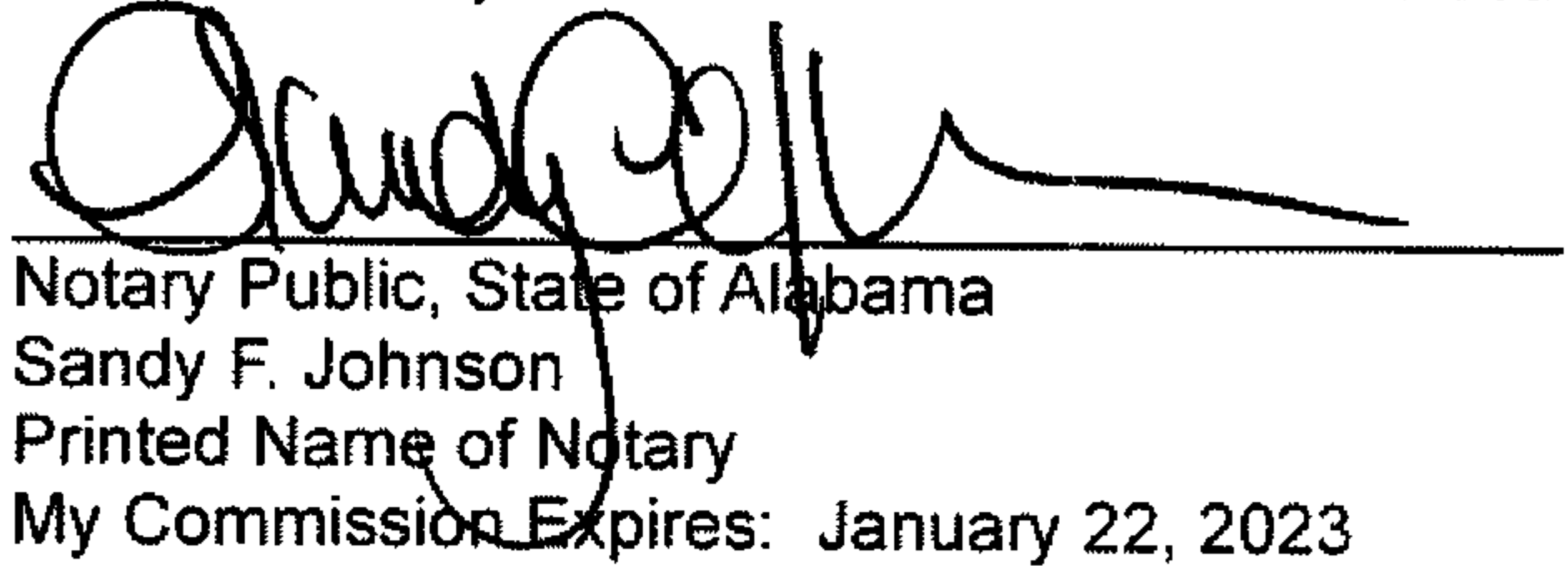
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 30th day of August, 2021.

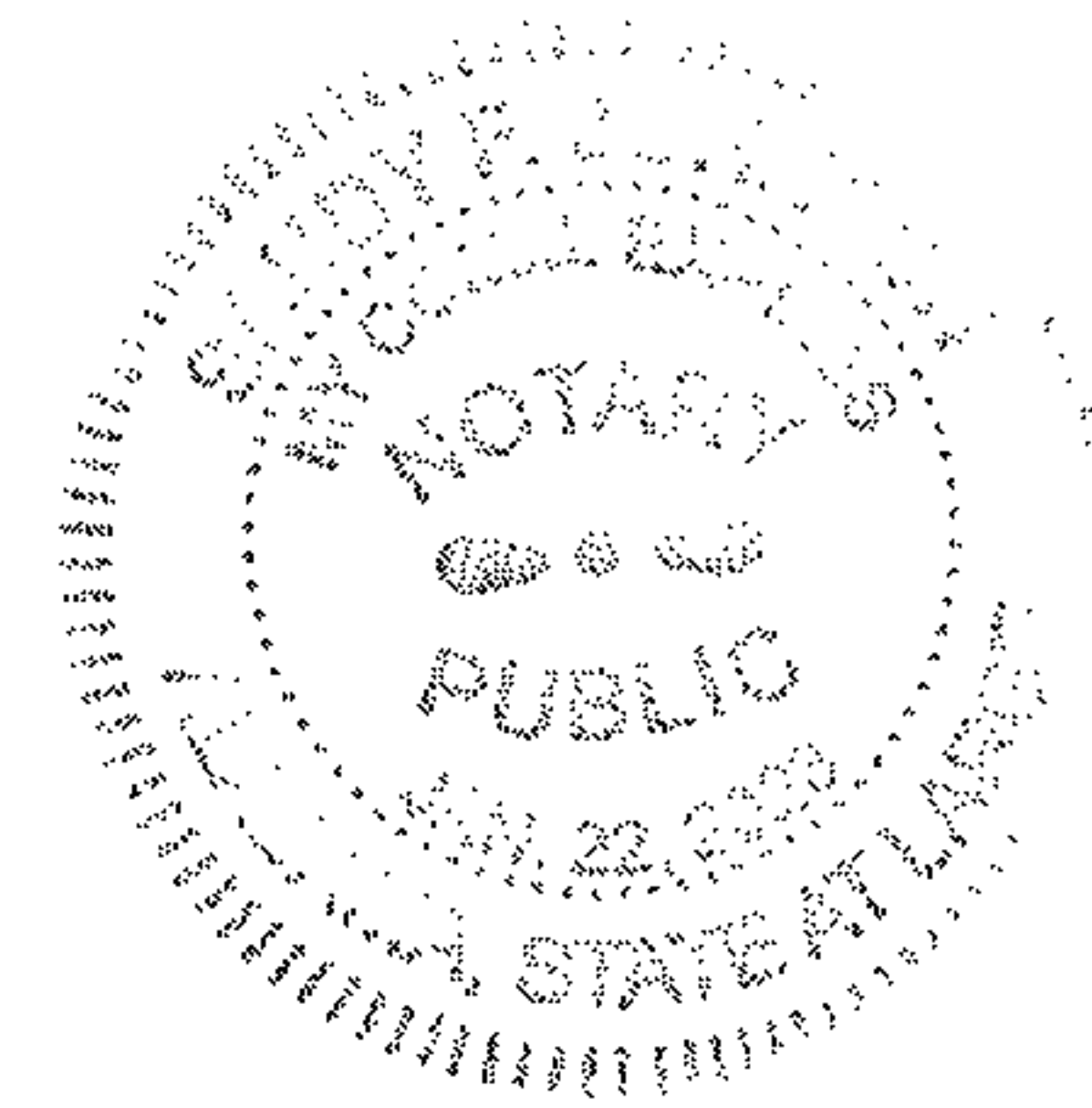
  
Jason Heath Hilyer

  
Karen M. Hilyer

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Heath Hilyer and Karen M. Hilyer, 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 the 30th day of August, 2021.

  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: January 22, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/01/2021 03:12:41 PM  
\$40.50 BRITTANI  
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