

Send tax notice to:

WILLIAM F SNIVELY TRUST

RUTH L. SNIVELY TRUST

112 River Crest Lane
Helena, Alabama 35080

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2021832T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Three Thousand and 00/100 Dollars (\$293,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BONNIE MALEC f/k/a BONNIE BAILEY and TIMOTHY MALEC, WIFE AND HUSBAND**, whose mailing address is 3688 Altacrest Dr W, Vestavia Hills AL 35243 (hereinafter referred to as "Grantors") by **WILLIAM F SNIVELY AS TRUSTEE OF THE RUTH L. SNIVELY TRUST AGREEMENT DATED JULY 11, 2011 and RUTH L SNIVELY, TRUSTEE OF THE WILLIAM F. SNIVELY TRUST AGREEMENT DATED JULY 11, 2011** whose property address is: **112 RIVER CREST LANE, HELENA, AL, 35080** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do 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 2096, Old Cahaba Phase V, 5th Addition, according to the plat recorded in Map Book 37, Page 53, in the Probate Office 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 the recorded map and survey of Old Cahaba Phase V, 5th Addition, as recorded in Map Book 37, page 53, in the Probate Office 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 Records, including those recorded in Instrument #20091006000378080, Instrument #20121213000476580 and Instrument #20131205000471840. There may be leases, grants, exceptions or reservations of interest that are not listed.
4. Restriction, covenants, conditions and easements, as contained in as shown on the plat recorded in Map Book 36, Page 105-A and Map Book 37, Page 53, Map Book 37, Page 62 and Map Book 37, Page 136.
5. Reservations affecting rights in Oil, Gas, or any other minerals tying upon or beneath the lands pursuant to the instrument recorded in Book 15, Page 415, Book 61, Page 164, Real Volume 133, Page 277, Real Volume 321, Page 629.

6. Easements granted to Alabama Power Company as recorded in Deed Book 134, Page 85, Deed Book 131, Page 447, Deed Book 257, Page 213, Real Volume 46, Page 69, and Deed Book 230, Page 113.
7. Right of way to Shelby County, Alabama, recorded in Deed Book 155, Page 331, Deed Book 155, Page 425, Book 2, Page 16, and Book 156, Page 203.
8. Rights of the public and the State of Alabama. in any, to lands lying below the high water mark, lands that have been created by artificial means, riparian rights; and subject also to the rights of the Federal Government's control over navigable waters and public rights of access to any navigable waters.
9. Resolutions recorded in Instrument #20091006000378080; Instrument #20121213000476580 and Instrument #20131205000471840.

Bonnie Malec is one and the same person as Bonnie Bailey.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors have hereunto set their hand and seal this the 27th day of October, 2021.

Bonnie Malec
BONNIE MALEC

Timothy Malec
TIMOTHY MALEC

STATE OF ALABAMA
COUNTY OF SHELBY

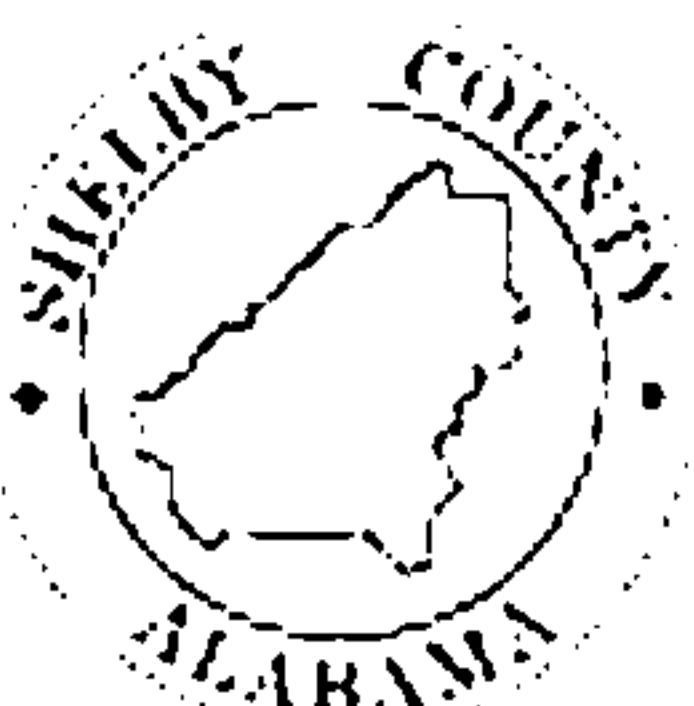
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BONNIE MALEC and TIMOTHY MALEC whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of October, 2021.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2021 01:13:49 PM
\$321.00 CHERRY
20211027000520980

Allen S. Bayl