

SEND TAX NOTICE TO:
Sheila D. Dembowski and Lee Dembowski
4605 S Lakeridge Drive
Birmingham, Alabama 35244

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20220615000241300
06/15/2022 02:27:09 PM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Five Hundred Fifty Thousand dollars & no cents (\$550,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Charles S. Snell and Rhea C. Snell, Trustees, or their successors in Trust, under the Snell Living Trust, dated December 11, 2012

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Sheila D. Dembowski and Lee Dembowski

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 16A, ACCORDING TO THE SURVEY OF LAKE RIDGE PHASE II, AS RECORDED IN MAP BOOK 13, PAGE 50, IN THE PROBATE OF SHELBY COUNTY, ALABAMA.

Charles S. Snell having died on January 7, 2020

\$450,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 13, Page 50.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 198, Page 865; Real Volume 160, page 495 in the Probate Office of Shelby County, Alabama.

Agreement for underground residential distribution in favor of Alabama Power Company as recorded in Real Volume 189, page 624, Shelby County, Alabama and Restrictive Covenants pertaining thereto as recorded in Real Volume 189, page 618, Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 129, page 572; Deed Book 216, page 103; Deed Book 219, page 734; and Real Volume 114, page 134; and Real Volume 207, page 366.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 4, Page 542; and Deed Book 127, page 140.

Less and Except that portion of subject property lying below the elevation of 422.80 feet above seal level as described in Real Volume 69, page 598; and Real Volume 69, page 608.

Riparian and other rights created by the fact that the subject property lies adjacent to Indian Valley Lake.

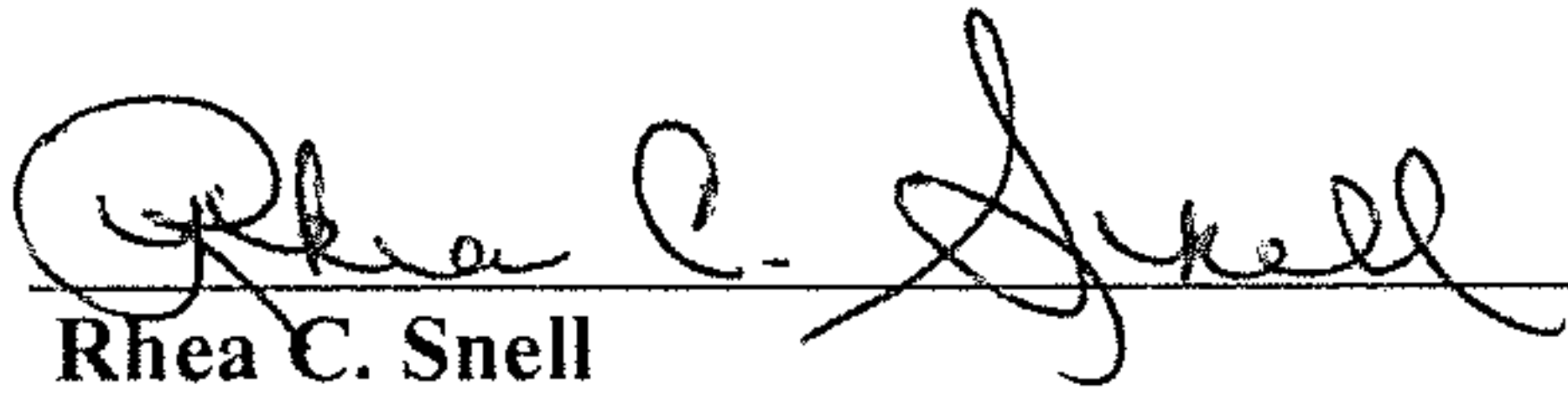
Notice of permitted land uses recorded in Book 160, page 492.

Restrictions for residential use as set forth in Deed Book 172, page 49, in the Probate Office of Shelby County, AL.

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 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 warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), **June 10, 2022**.

 (Seal)
Rhea C. Snell

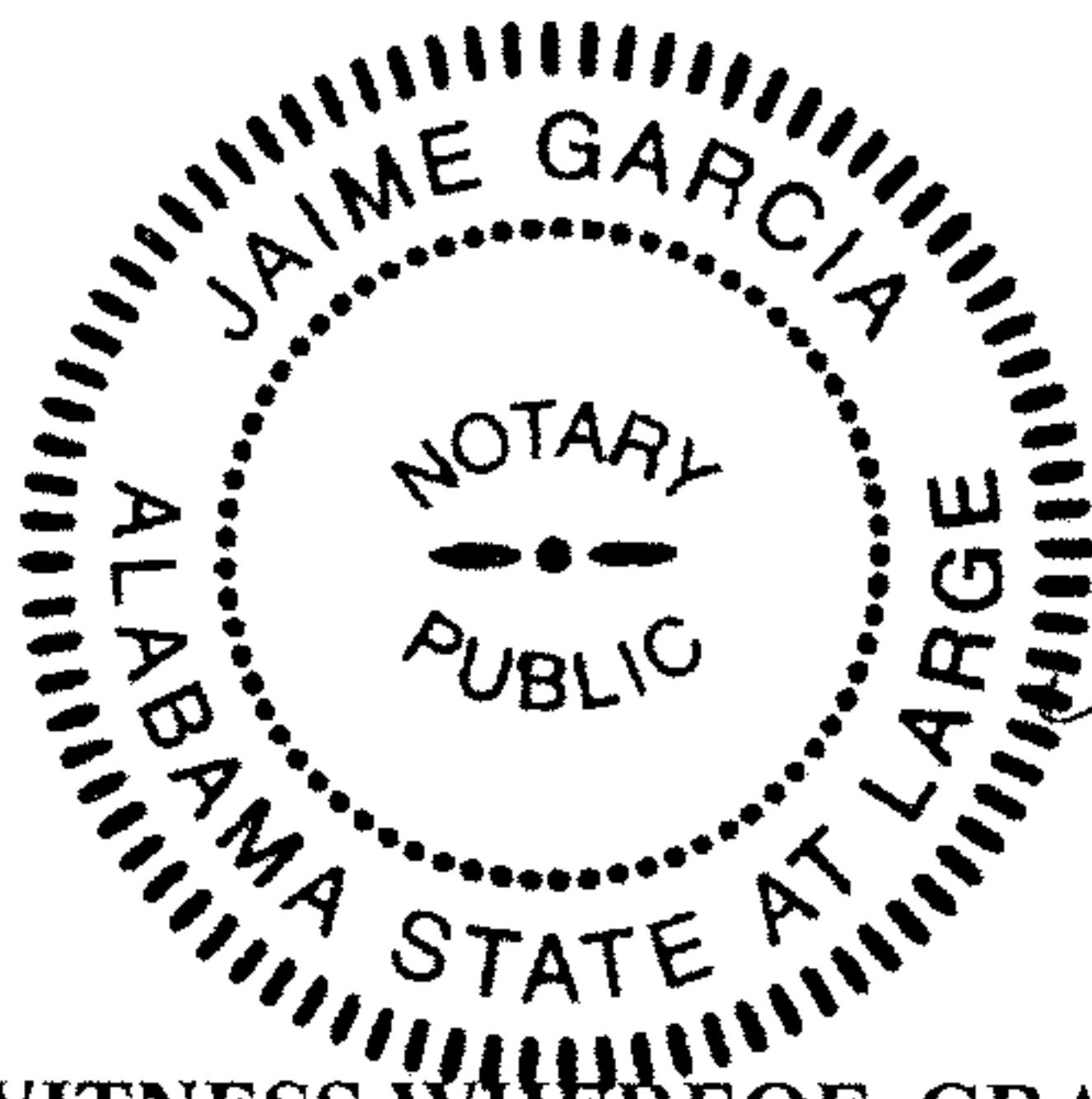
STATE OF ALABAMA

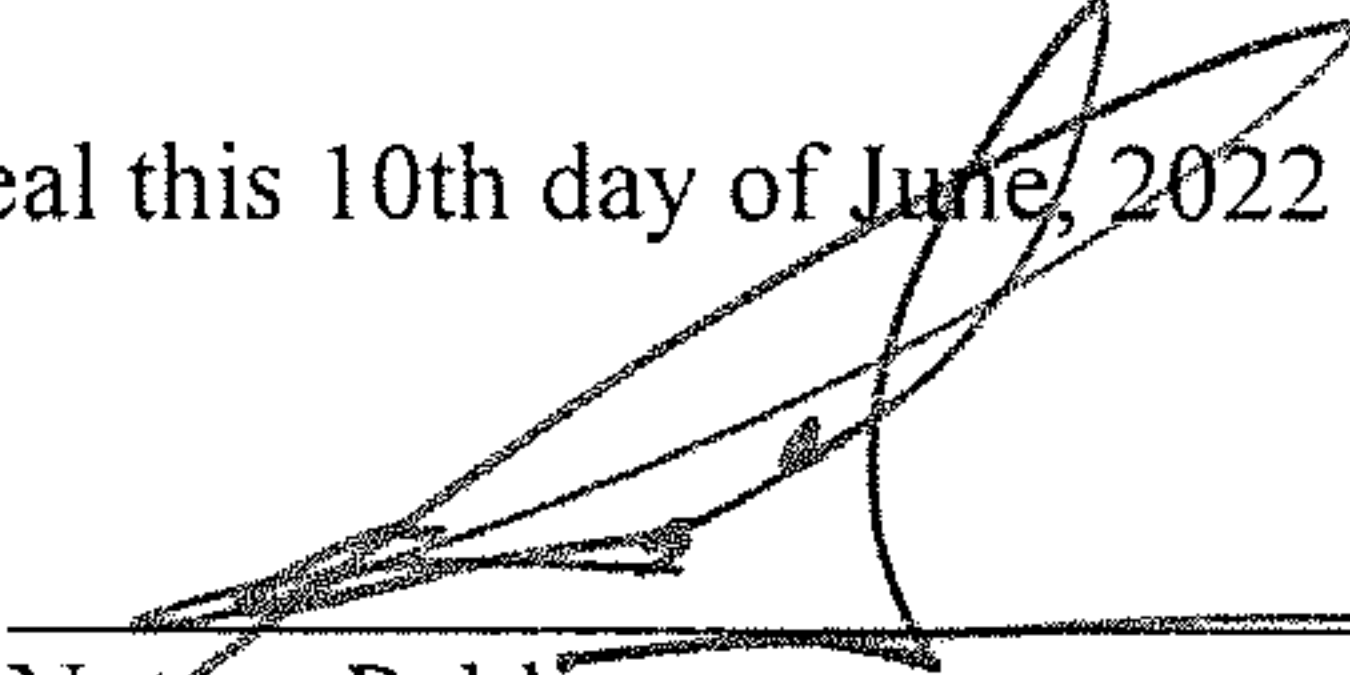
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rhea C. Snell, an unmarried woman** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 2022




Notary Public.
(Seal)
My Commission Expires: 02/01/26

IN WITNESS WHEREOF, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), **June 10, 2022**.

 (Seal)
Charles S. Snell and Rhea C. Snell, Trustees, or their successors in Trust, under the Snell Living Trust, dated December 11, 2012

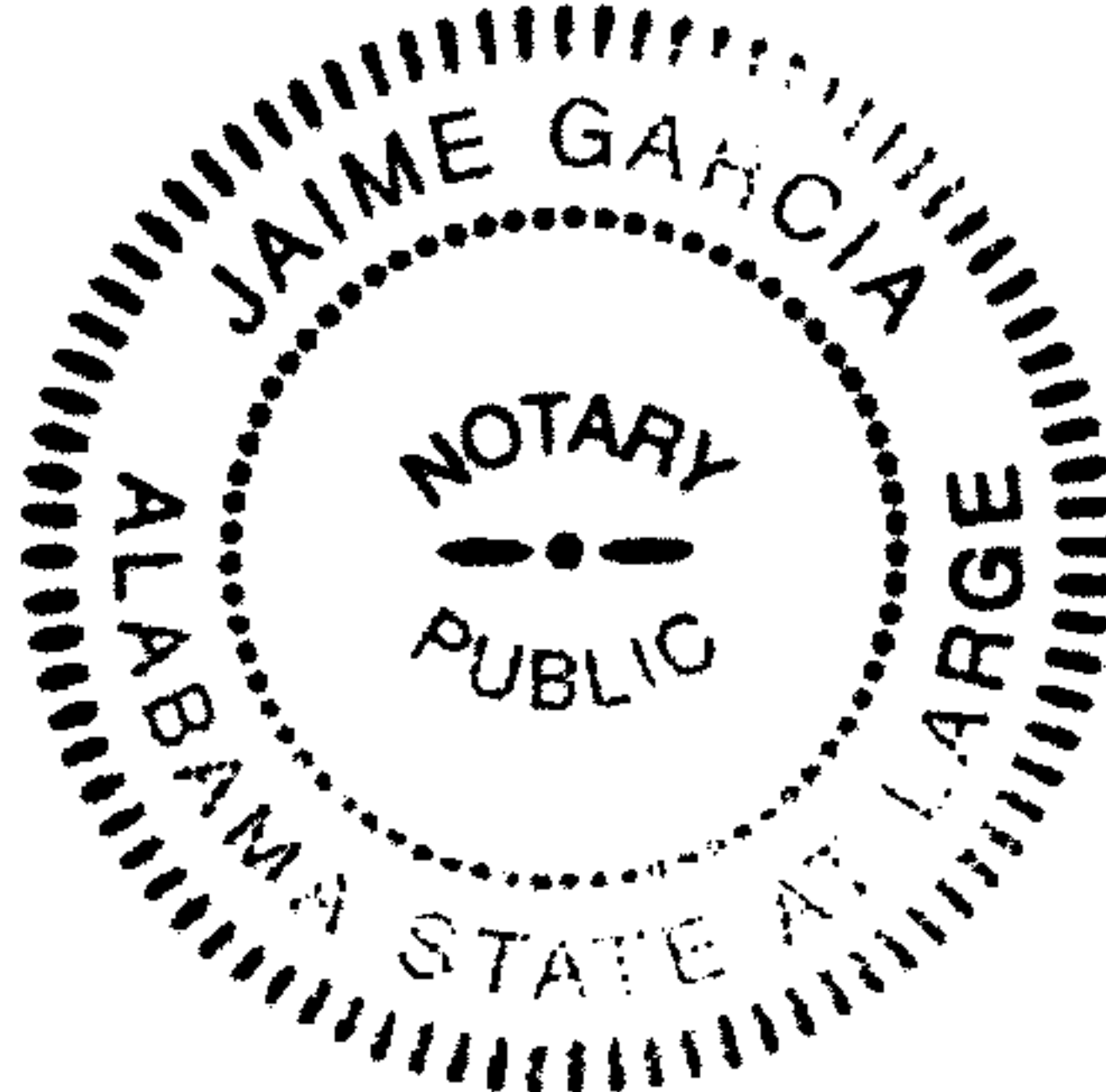
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rhea C. Snell, whose name as Trustee of the Snell Living Trust, Trust, dated December 11, 2012, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, (she), in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand this June 10, 2022.

Please note: If the Trustee is living there too, you need to do an individual notary as well for them to convey individually. This will convey any homestead rights they have. Therefore, your document will have two notaries.


Notary Public

My commission expires: 02/01/26



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Charles S. Snell and Rhea C. Snell, Trustees, or their successors in Trust, under the Snell Living Trust, dated December 11, 2012 and any amendments thereto

Grantee's Name Sheila D. Dembowski and Lee Dembowski

Mailing Address 1456 Crimson Clover Court
Brentwood, TN 37027

Mailing Address 4605 S Lakeridge Drive
Birmingham, Alabama 35244

Property Address 4605 S Lakeridge Drive, Birmingham, Alabama 35244

Date of Sale 06/10/2022

Total Purchase Price \$550,000.00
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
X _____ 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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 6/10/22

Print Sheila D. Dembowski

Unattested

(verified by)

Sign Sheila Dembowski

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/15/2022 02:27:09 PM
\$579.00 CHARITY
20220615000241300

Allen S. Bayl