

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Mary Frances Snyder  
4553 Little Ridge Drive  
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Fifty One Thousand Two Hundred Fifty and 00/100 Dollars (\$351,250.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Thomas Brad Bishop, a married person, and  
Leigh Anne Bishop, an unmarried person**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Mary Frances Snyder**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

**Lot 15, according to the Survey of Little Ridge Estates Subdivision, as recorded in Map Book 9, pages 174 A & B, in the Probate Office of Shelby County, Alabama.**


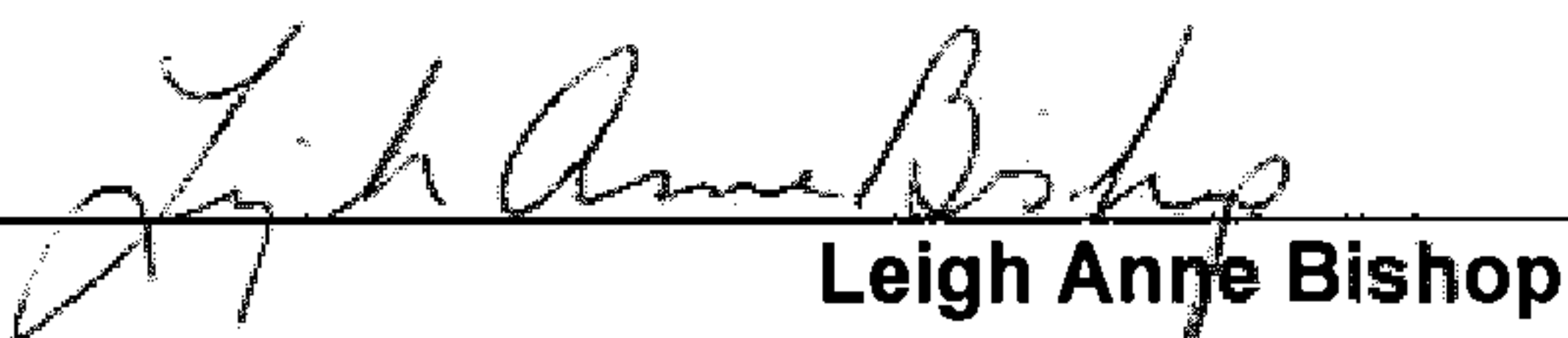
Subject to: (1) 2022 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantors; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above described property does not constitute the homestead of Thomas Brad Bishop or his spouse.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

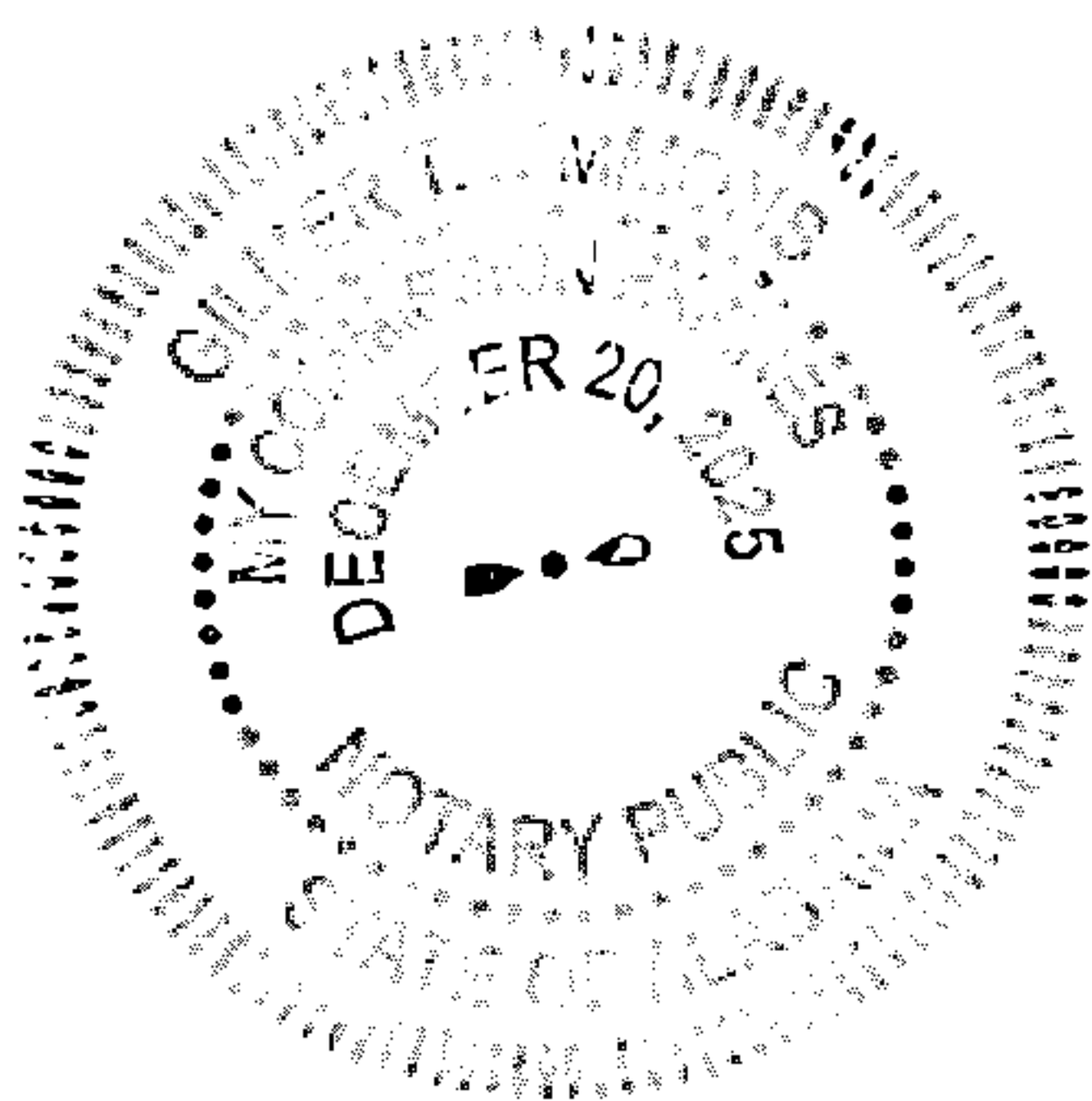
IN WITNESS WHEREOF, we have set our hands and seals, this **12th day of July, 2022**.

 (Seal)  (Seal)  
Thomas Brad Bishop Leigh Anne Bishop

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Thomas Brad Bishop and Leigh Anne Bishop**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **12th day of July, 2022**.



Notary Public: **Gilmer T. Simmons**  
My Commission Expires: **12/20/2025**

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor Name: Thomas Brad Bishop	Date of Sale: July 12th, 2022
Grantor Name: Leigh Anne Bishop	
Mailing Address: 4553 Little Ridge Drive	Total Purchase Price: \$351,250.00
Birmingham, Alabama, 35242	Or
	Actual Value: \$
	Or
	Assessor's Market Value: \$

Property Address: 4553 Little Ridge Drive  
Birmingham, Alabama, 35242

Grantee Name: Mary Frances Snyder  
Mailing Address: Same as property address

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	Appraisal
Sales Contract	Other
XX Closing Statement	

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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: July 12th, 2022

Print: G. Imer T. Zimmerman

Unattested (verified by)

Sign: (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/13/2022 01:43:35 PM  
\$376.50 BRITTANI  
20220713000276770

Alvin S. Boyd