

20220901000342300  
09/01/2022 10:50:53 AM  
DEEDS 1/5

Property Address:  
303 3rd Street SE  
Alabaster, AL 35007

Grantee's Address:  
1173 Berwick Rd  
Birmingham, AL 35242

WARRANTY DEED

State of Alabama  
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Janice Schneiberg, a widower, Valerie McCarter, an unmarried woman, Jimmy Underwood Jr., a married man, Danita Ryan, a married woman, Elvie Schooley, a married woman, Willie Underwood, a married man as heirs at law of Jimmy Underwood, deceased on or about ~~DEC - 10, 2018~~ (the subject property is not the grantors' homestead) (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Janice Schneiberg, a widower, Valerie McCarter, an unmarried woman, Jimmy Underwood Jr., a married man, Danita Ryan, a married woman, Elvie Schooley, a married woman, Willie Underwood, a married man (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Jefferson County, Alabama, to-wit:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.*

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

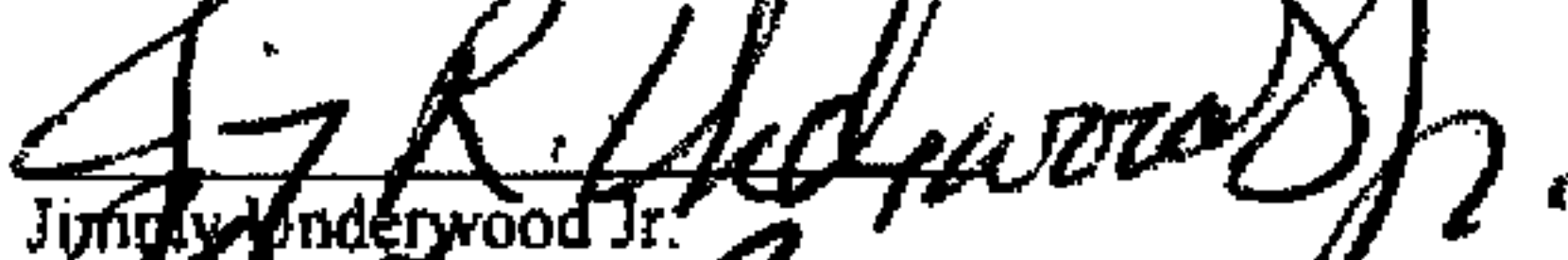
TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 26<sup>th</sup> of May, 2022

  
Janice Schneiberg

  
Valerie McCarter

  
Jimmy Underwood Jr.

  
Danita Ryan

  
Elvie Schooley

  
Willie Underwood

20220901000342300 09/01/2022 10:50:53 AM DEEDS 2/5  
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Janice Schneiberg, Valerie McCarter, Jimmy Underwood Jr., Danita Ryan, Elvie Schooley, Willie Underwood, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 2022.

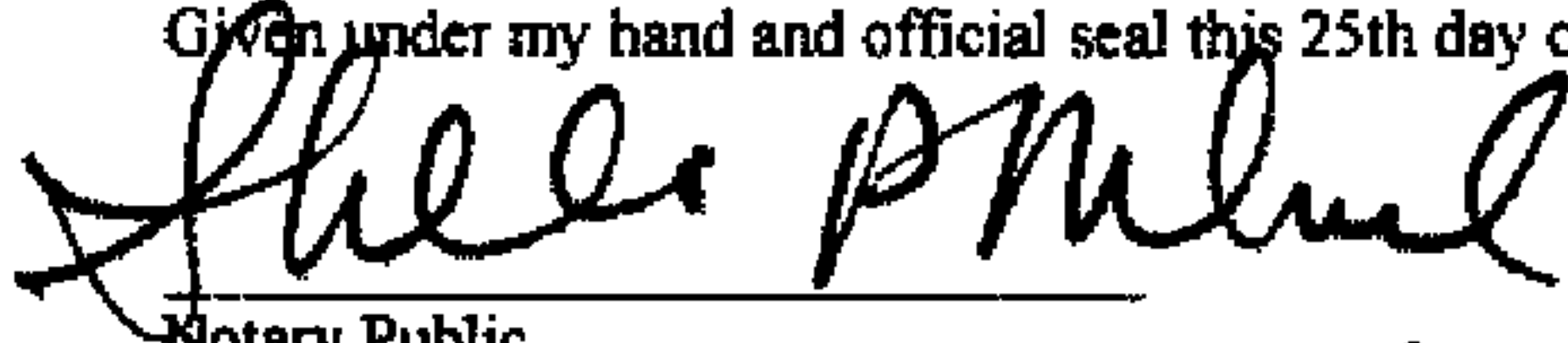
  
Notary Public  
My Commission Expires: 4 18 2022

EXHIBIT "A"

**Property Address:** 303 3rd Street SE  
Alabaster, AL 35007

**PARCEL 1:**

Part of the SW 1/4 of NW 1/4 of Section 1, Township 21 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the SE corner of SW 1/4 of NW 1/4 of said Section 1; thence in Northerly direction along the East boundary of said 1/4- 1/4 Section 466.42 feet; thence turning an angle of 89 degrees 00 minutes to the left in Westerly direction 48.39 feet to the point of beginning of tract of land herein described; thence continuing in straight line in Westerly direction along last mentioned course 226.53 feet; thence turning an angle of 60 degrees 25 minutes to the left in Southwesterly direction 164.55 feet; thence turning an angle of 90 degrees 00 minutes to the left in Southeasterly direction 197.00 feet; thence turning an angle of 90 degrees 00 minutes to left in Northeasterly direction 276.39 feet to the point of beginning.

**PARCEL 2:**

Part of Southwest 1/4 of Northwest 1/4 of Section 1, Township 21 South, Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at Southeast corner of Southwest 1/4 of Northwest 1/4 of said Section 1; thence in Northerly direction along the East boundary of said quarter-quarter Section 466.42 feet; thence turning an angle of 89 degrees 00 minutes to the left in Westerly direction 274.92 feet; thence turning an angle of 60 degrees 25 minutes to the left in Southwesterly direction 164.55 feet for the point of beginning of a tract of land herein described; thence continuing in straight line in Southwesterly direction along last mentioned course 15.00 feet; thence turning an angle of 90 degrees 00 minutes to the left in Southeasterly direction 197.00 feet; thence turning an angle of 90 degrees 00 minutes to the left in Northeasterly direction 15.00 feet; thence turning an angle of 90 degrees 00 minutes to the left in Northwesterly direction 197.00 feet to point of beginning.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Janice Schneiberg , Valerie McCarter, Jimmy Underwood Jr., Danita Ryan, Elvie Schooley, Willie Underwood.Grantee's Name Janice Schneiberg , Valerie McCarter, Jimmy Underwood Jr., Danita Ryan, Elvie Schooley, Willie Underwood.

Mailing Address \_\_\_\_\_

Mailing Address 1173 Berwick Road  
Birmingham, Al 35243Property Address 303 3rd Street SE  
Alabaster, Al 35007Date of Sale May 25th 2022Total Purchase Price \$10.00

Or

Actual Value \$

Or

Assessor's Market Value \$ 119,486.00

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  
☐ Sales Contract

☐ Appraisal  
☐ Other: \_\_\_\_\_

☐ 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 § 40-22-1 (h).

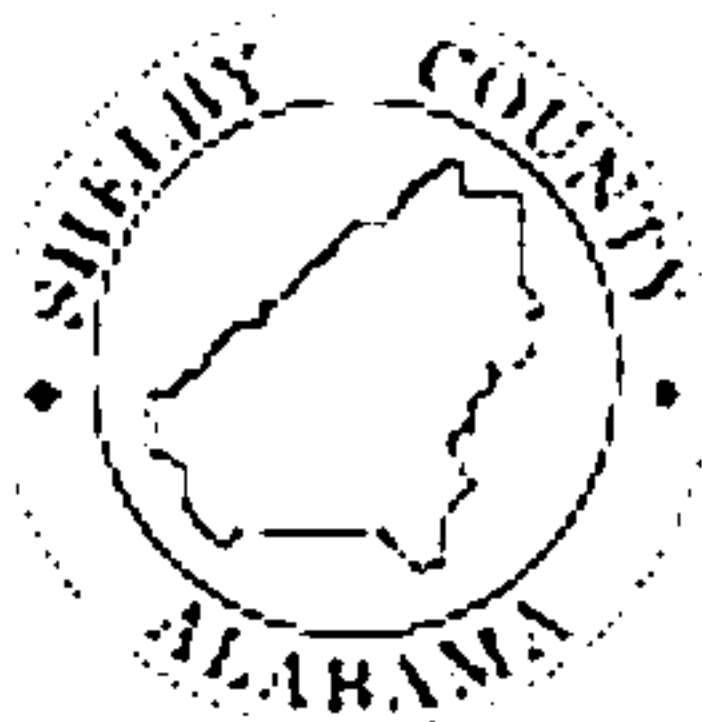
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5-25-2022 Print Bonnie Ponce

\_\_\_\_ 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  
09/01/2022 10:50:53 AM  
\$44.00 BRITTANI  
20220901000342300

*Alvin S. Bayl*