

20220906000346360
09/06/2022 01:16:20 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Brenda Henson
414 Chesser Plantation Lane
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 (\$319,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Yon M. Snider and Virginia Snider fka Virginia Ann Wilson, a married couple, whose address is 4899 Cerromar Dr. Naples, FL 34112**, (hereinafter "Grantor", whether one or more), by **Brenda Henson**, whose address is 3569 Brookfield Rd, Hoover, AL 35226, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Brenda Henson**, the following described real estate situated in Shelby County, Alabama, **the address of which is 414 Chesser Plantation Lane, Chelsea, AL 35043 to-wit:**

Lot 83, according to the Amended Survey of Chesser Plantation, Phase I, Sector I, as recorded in Map Book 31, Page 21 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst # 2002030600010788 in the Probate Office of Shelby County, Alabama.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.


Virginia Ann Wilson, the grantee in deed recorded in Instrument #20191101000405560., is one and the same person as Virginia Snider.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of September, 2022.



Yon M. Snider

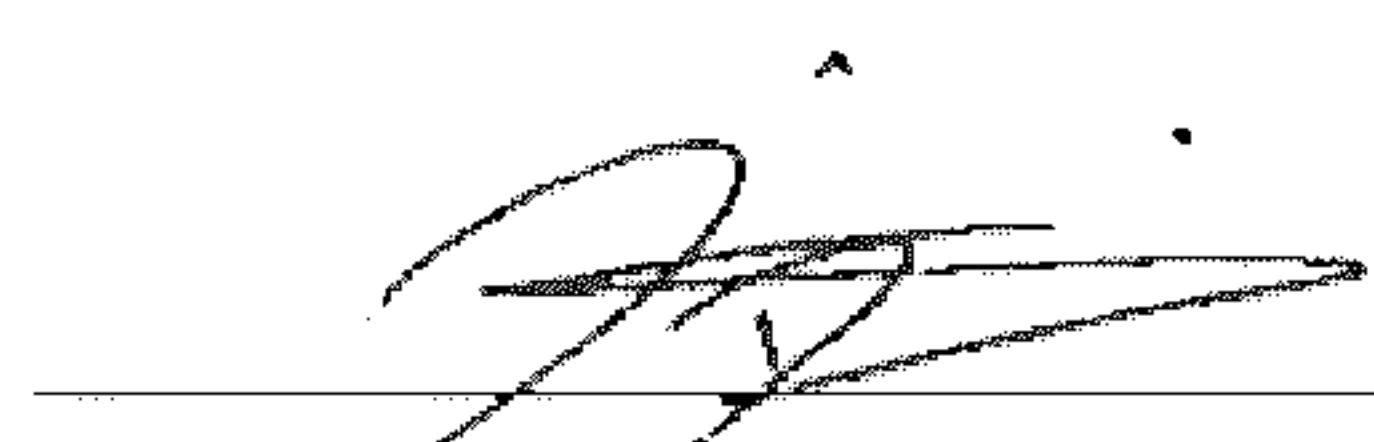


Virginia Snider

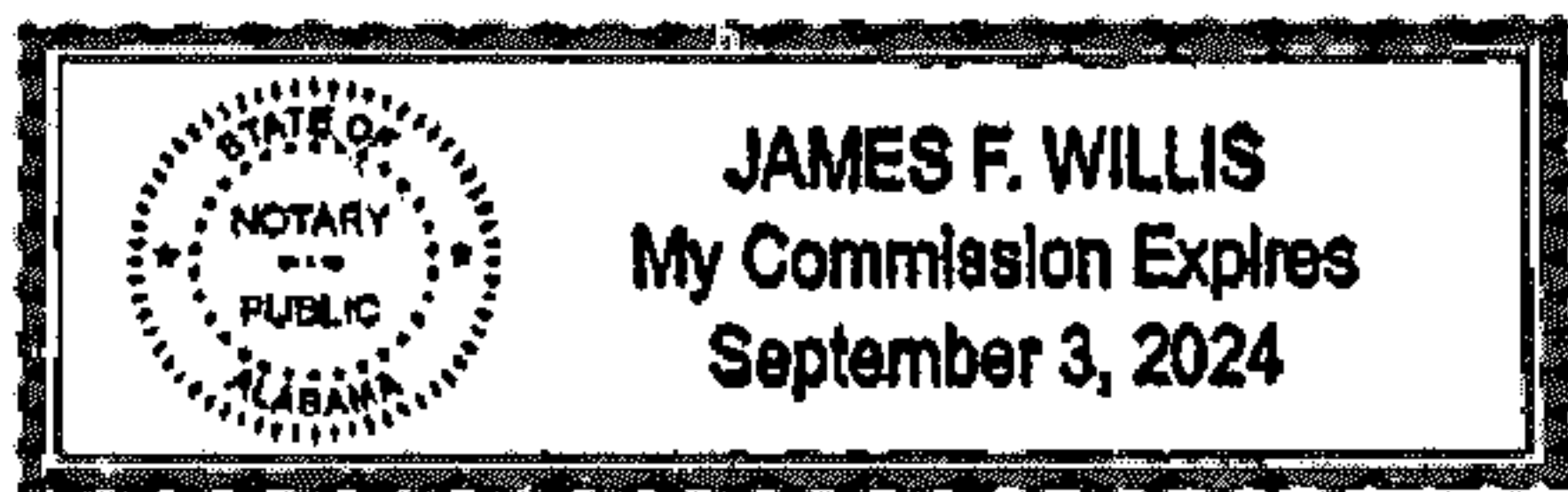
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Yon M. Snider, and Virginia Snider 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 6th day of September, 2022.



Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2022 01:16:20 PM
\$346.00 BRITTANI
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