

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN THOUSAND ONE HUNDRED SIXTY DOLLARS AND NO CENTS (\$10,160.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Johnny Sneed and Betty Joyce Sneed, husband and wife (herein referred to as Grantors)* grant, bargain, sell and convey unto *Johnny Sneed, Betty Joyce Sneed and David Russell Sneed (herein referred to as Grantees)*, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of December 2022.

Johnny Sneed Betty Joyce Sneed
Johnny Sneed Betty Joyce Sneed

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Johnny Sneed and Betty Joyce Sneed*, 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 19th day of December 2022.

April Clark
Notary Public
Commission Expires: 9-1-2024

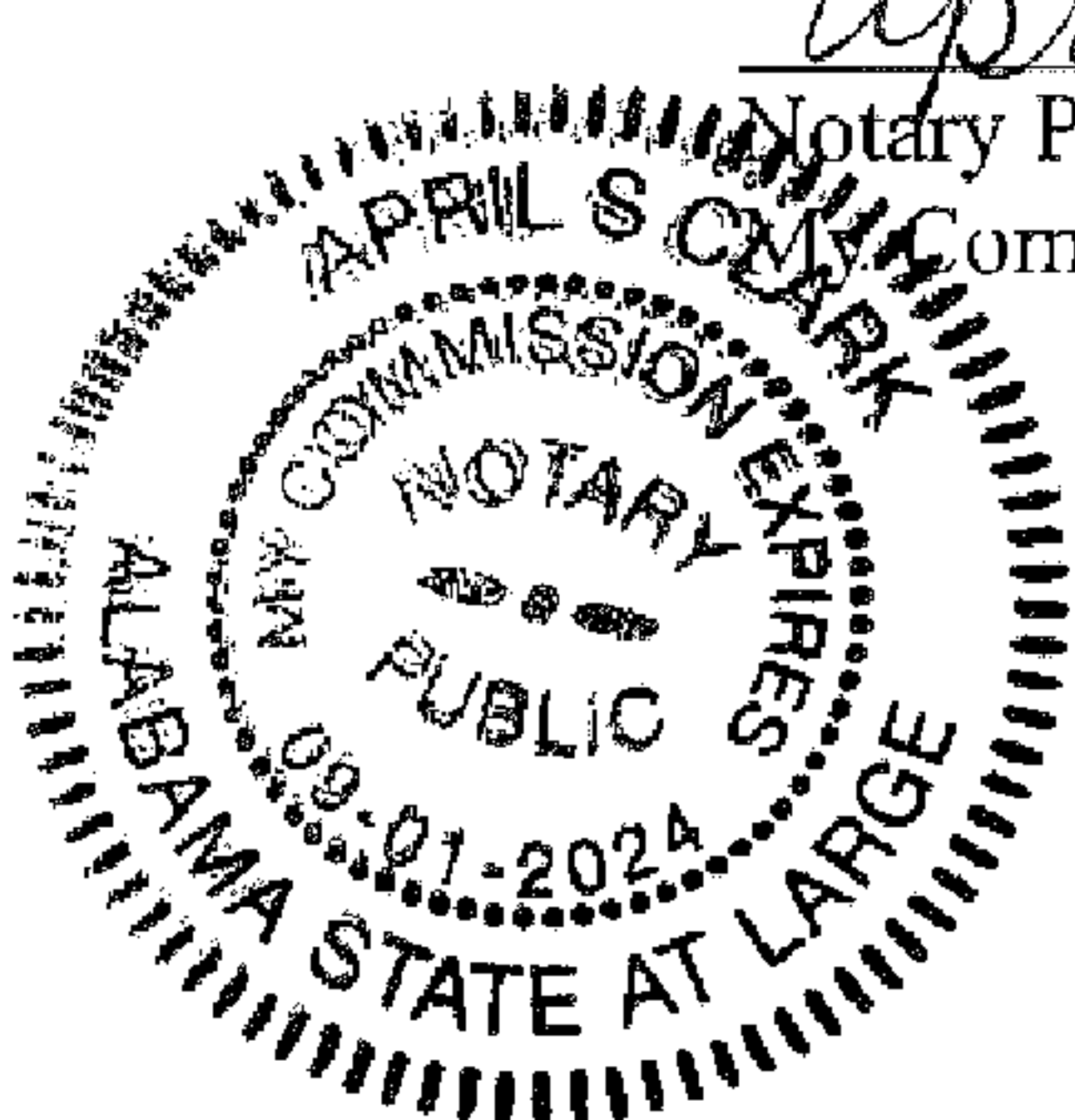


EXHIBIT A – LEGAL DESCRIPTION

Parcel I:

A parcel of land situated in Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 1, Township 21 South, Range 1 East; thence run South along the East line of said section a distance of 679.60 feet; thence turn an angle of 88 degrees 47 minutes to the right and run a distance of 21.60 feet to the beginning; thence continue in the same direction a distance of 160.00 feet; thence turn an angle of 92 degrees 59 minutes to the right and run a distance of 118.14 feet; thence turn an angle of 101 degrees 27 minutes to the right and run a distance of 160.00 feet; thence turn an angle of 76 degrees 22 minutes to the right and run a distance of 78.10 feet to the point of beginning. Being situated in the NE quarter of the SE quarter of Section 1, Township 22 South, Range 1, East, Shelby County, Alabama.

Parcel II:

A parcel of land situated in Section 1, Township 21, South; Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the Southeast Quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and go thence, in a Southerly direction along the East line of said Section 660 feet; thence South 86 degrees 30 minutes West a distance of 30 feet to a point, which point is on the West margin of an improved road; thence go North 4 degrees 13 minutes West along the West margin of said road 90 feet to the point of beginning of this property herein described; thence continue North 4 degrees 13 minutes West along the West margin of said road 85 feet to the Northeast corner of the lot conveyed by deed recorded in Deed Book 149, Page 270, in the Office of the Judge of Probate; thence go North 80 degrees 22 minutes West 123 feet to a point; thence go in a Southerly direction a distance of 85 feet to a point; thence go in an Easterly direction a distance of 132 feet to the point of beginning. Situated in Shelby County, Alabama.

Also One (1) Used 1996 Oakwood Freedom manufactured house bearing VIN# H0NC02230643 A/B. Said Certificates of Title being cancelled/surrendered with the Alabama Department of Motor Vehicles on December 10, 2007.

20221219000454680 12/19/2022 12:24:09 PM DEEDS 2/3

Real Estate Sales Validation Form

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

Grantor's Name Betty Joyce Sneed
 Mailing Address 4870 Hwy 71
Shelby AL
35143

Grantee's Name Kelly Joyce Sneed
 Mailing Address 4870 Hwy 71
Shelby AL
35143

Property Address 15 Stone Dr
Wilsonville AL
35186

Date of Sale 12-19-22

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 10,160.00

Filed and Recorded
 Official Public Records 35186
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/19/2022 12:24:09 PM
 \$39.50 JOANN
 20221219000454680

The purchase price or actual value claimed Allen S. Byrd can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Value

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 (n).

Date 12-19-22Print Mike T. Atkinson

Unattested

Sign Mike T. Atkinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one