

**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 **THIRTY ONE THOUSAND FOUR HUNDRED DOLLARS AND NO CENTS (\$31,400.00)**, 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, **Betty Joyce Sneed, a married woman (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***

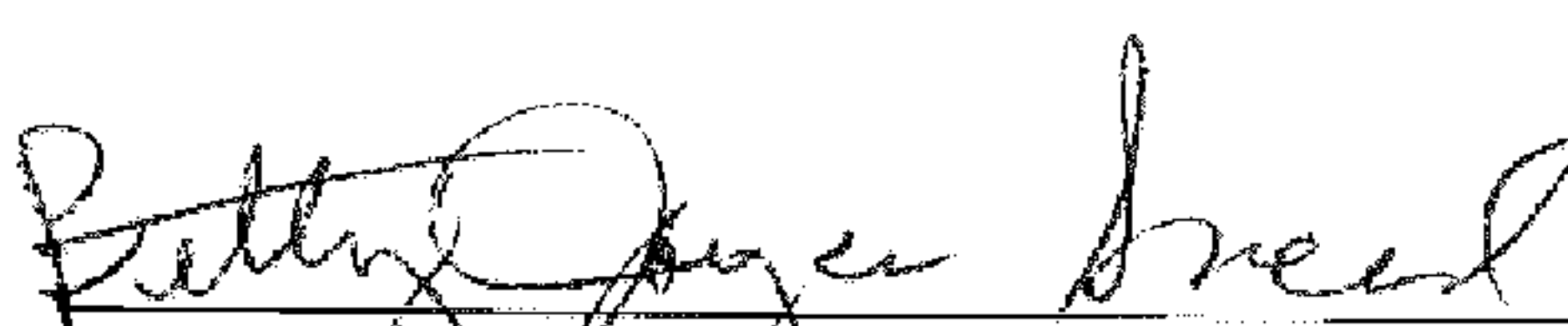
**SUBJECT TO:**

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.

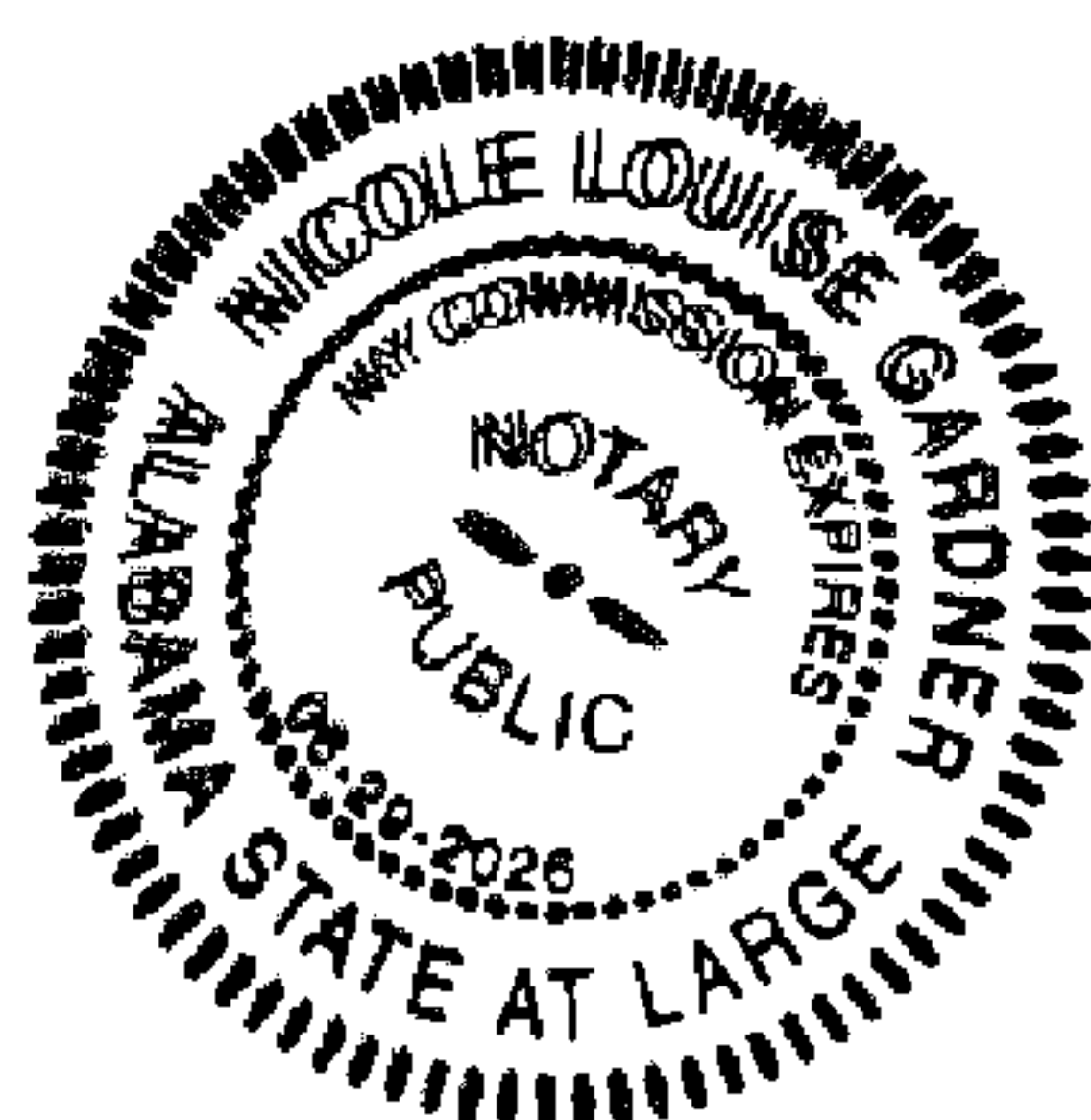
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 20<sup>th</sup> day of December 2022.

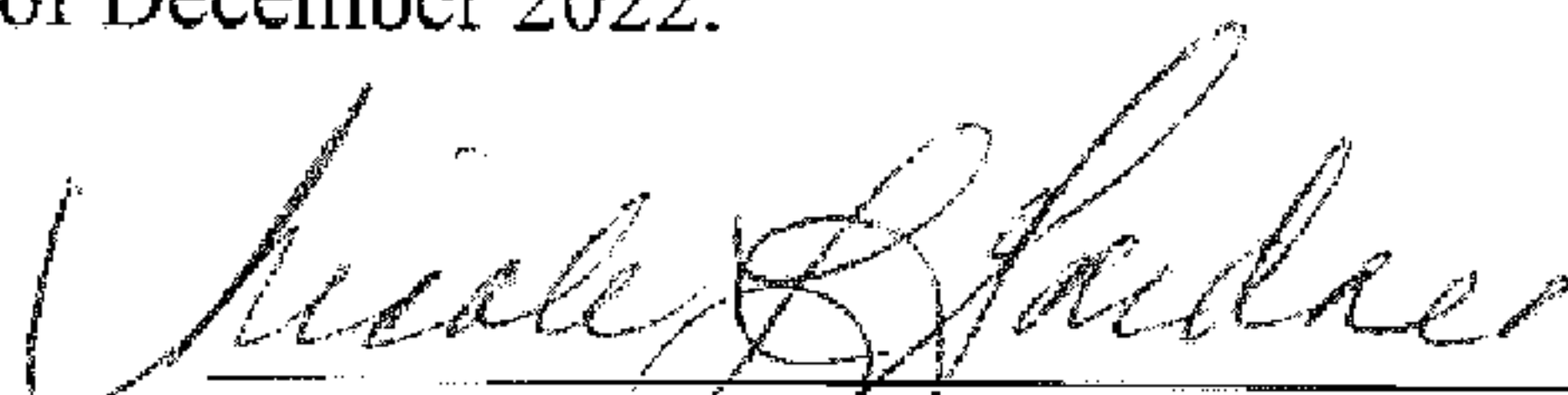
  
Betty Joyce Sneed

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **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 20<sup>th</sup> day of December 2022.



  
Notary Public  
My Commission Expires: 6-30-26



Poor Quality

EXHIBIT A - LEGAL DESCRIPTION

A part of the SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 5, Township 22 South, Range 3 West, described as follows: Commence at the SW corner of the SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 5, from a bearing of South 87 deg. 41 min. East on the South boundary of Section 5, go North 79 deg. 43  $\frac{1}{2}$  min. East a distance of 210.50 feet; thence North 50 deg. 19 min. East a distance of 168.00 feet to a right of way marker on the West boundary of Shelby County Highway No. 17; thence North 69 deg. 17 min. East along the West right of way line a distance of 364.72 feet to a right of way marker, being the P.C. of a curve to the left having a central angle of 40 deg. 47 min. and a radius of 688.16 feet; thence North 64 deg. 13 min. East along a chord 73.48 feet; thence North 55 deg. 33 min. East along a chord 210.0 feet; thence North 35 deg. 42 min. East along a chord 210.0 feet to the point of beginning; thence in a Northeasterly direction 37.50 feet along an arc of said curve being subtended by a chord bearing North 29 deg. 17 min. East and being 37.58 feet in length to the point of tangent; thence North 28 deg. 30 min. East a distance of 66.21 feet to the P.C. of a curve to the left having a central angle of 5 deg. 22 min. and a radius of 1298.03 feet and subtended by a chord bearing North 25 deg. 49 min. East and being 121.21 feet in length; thence in a Northeasterly direction along an arc of said curve 121.50 feet; thence North 70 deg. 17 min. West a distance of 92.0 feet; thence North 21 deg. 46 min. East a distance of 92.0 feet; thence North 70 deg. 17 min. West a distance of 146.75 feet; thence North 59 deg. 29 min. West a distance of 106.7 feet; thence South 31 deg. 32 min. West a distance of 650.08 feet; thence North 52 deg. 44 min. East a distance of 519.38 feet; thence South 30 deg. 15 min. East a distance of 210.00 feet to point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/20/2022 11:39:15 AM  
 \$60.50 JOANN  
 20221220000455810

*Ann S. Byrd*

### 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 Betty Joyce Sneed  
 Mailing Address 4870 Hwy 71  
Shelby, AL  
35143

Property Address 2777 Hwy 17  
Montevallo, AL  
35115

Date of Sale 12-20-22  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 31,400.00

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  
☐ 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 (h).

Date 12-20-22

Print

Mike T. Atchison

Unattested

Sign

Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one