

Send tax notice to:  
ABIGAIL SNYDER  
5137 WILLOW WAY  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2023148T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Two Thousand and 00/100 Dollars (\$422,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JAMES D THOMPSON and SHARON R THOMPSON, HUSBAND AND WIFE** whose mailing address is: **14944 HIGHPOINT COVE NORTH PORT, AL 35475** (hereinafter referred to as "Grantors") by **ABIGAIL SNYDER and CHASE SNYDER** whose property address is: **5137 WILLOW WAY, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 70, according to the Survey of Hickory Ridge, as recorded in Map Book 11, Page 59, in the Office of the Judge of Probate of Shelby County,**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 59, in the Office of the Judge of Probate of Jefferson County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 249, Page 427.
4. Transmission line permit to Alabama Power Company recorded in Book 139, page 140.
5. Easement to the Water Works and Sewer Board of the City of Birmingham recorded in Book 144, page 878.
6. Easement to Alabama Power Company recorded in Book 158, page 720 and Book 158, page 723.
7. Right of way to Alabama Power Company recorded in Book 167, page 406.
8. Release of damages recorded in Book 108, page 150.
9. Covenants, conditions and restrictions recorded in Book 153, page 992; Book 262, page 764; Book 262, page 766 and Book 249, page 427

**\$337,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26 day of May, 2023.

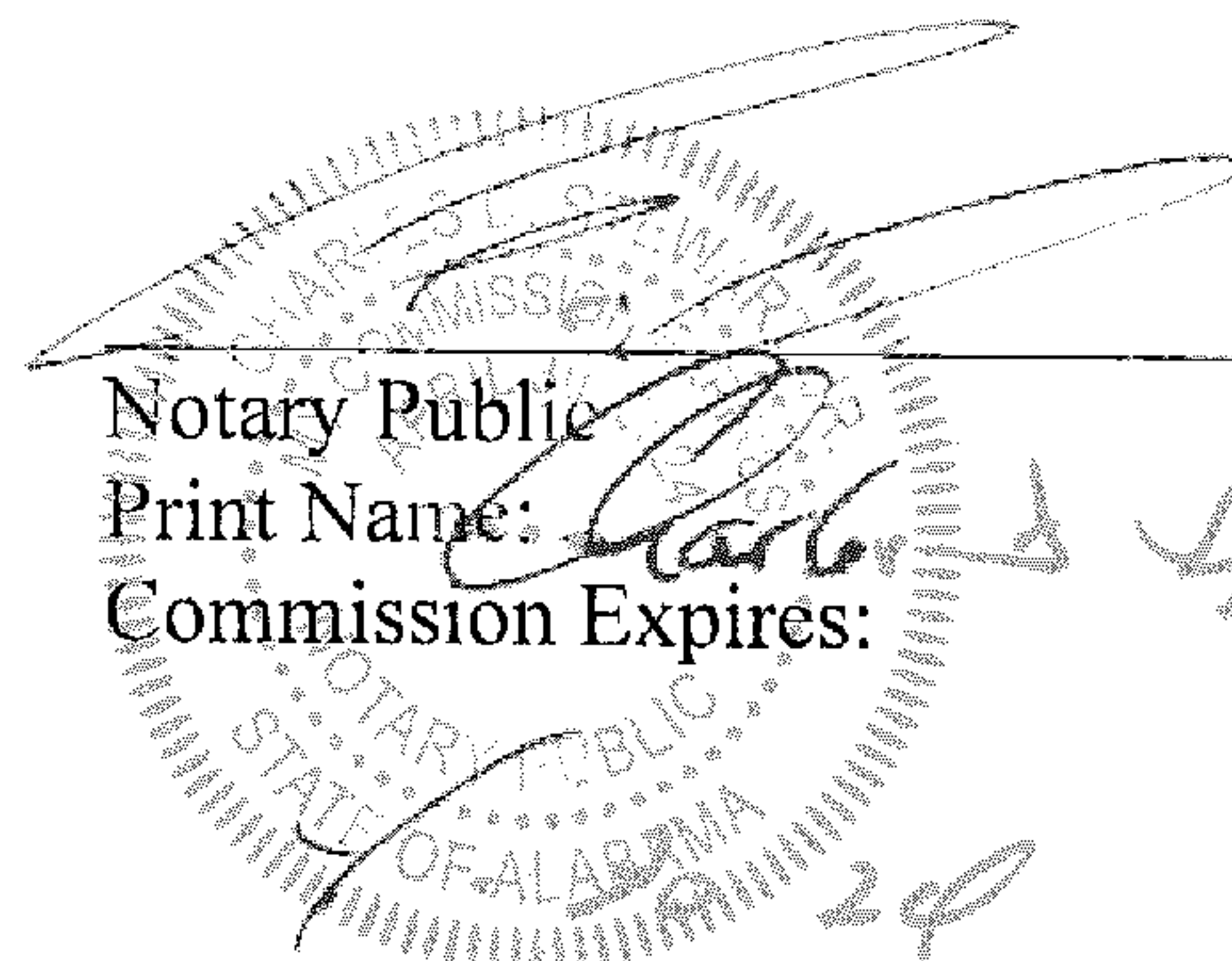
  
JAMES D THOMPSON

  
SHARON R THOMPSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES D THOMPSON and SHARON R THOMPSON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of May, 2023.

  
Notary Public  
Print Name: Charles E. Stewart, Jr.  
Commission Expires: 2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/31/2023 02:24:18 PM  
\$109.50 JOANN  
20230531000162900

