



20230829000260840 1/3 \$310.00  
Shelby Cnty Judge of Probate, AL  
08/29/2023 03:11:43 PM FILED/CERT

**WARRANTY DEED WITH  
LIFE ESTATE INTEREST**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt of which is hereby acknowledged, I,

**JOYCE K. SNIDER, single**

(hereinafter referred to as GRANTOR), grant, bargain, sell and convey unto

**RANDALL LEROY SNIDER, RICHARD DARYL SNIDER and SUSAN LEIGH SNIDER SEYMOUR**

(hereinafter referred to as GRANTEES), the following described real estate situated in the County of **SHELBY**, State of Alabama:

Commence at the northwest corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence run East on the  $\frac{1}{4}$  -  $\frac{1}{4}$  line for 677.31 feet; thence turn right 92 deg. 22 min. 04 sec. for 74.74 feet to the point of beginning; thence continue on the same line for 133.97 feet; thence turn left 92 deg. 22 min. 04 sec. for 208.71 feet; thence turn left 87 deg. 37 min. 56 sec. for 208.71 feet; thence turn right 87 deg. 37 min. 56 sec. for 259.89 feet; thence turn left 87 deg. 58 min. 10 sec. for 208.71 feet; thence turn right 87 deg. 58 min. 10 sec. for 208.71 feet; thence turn left 87 deg. 58 min. 10 sec. for 93.02 feet; thence turn left 78 deg. 27 min. 26 sec. for 145.04 feet; thence turn left 17 deg. 13 min. 25 sec. for 89.80 feet; thence turn left 19 deg. 36 min. 45 sec. for 274.92 feet; thence turn left 16 deg. 26 min. 35 sec. for 121.06 feet; thence turn left 22 deg. 39 min. 05 sec. for 247.10 feet to the point of beginning.

Subject to ad valorem taxes for the current year and existing easements, restrictions, set-back lines, rights-of-way, encumbrances, and/or limitations, if any, of record.

**Joyce K. Snider reserves unto herself an estate for the full, use, control, income and possession of the above described property for and during her natural life.**

The legal description herein provided to Diane Haden Henderson, P.C. by Grantor. No title work requested and none rendered. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor is the true owner of the premises. Unless separately contracted for, no title examination has been performed and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or easements that may exist on the property but are not referenced in this document. The draftsman makes no representations regarding the quantity of land.

TO HAVE AND TO HOLD, to the said grantees, in fee simple, their heirs and assigns forever. And I do for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that



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I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 29<sup>th</sup> day of August, 2023.

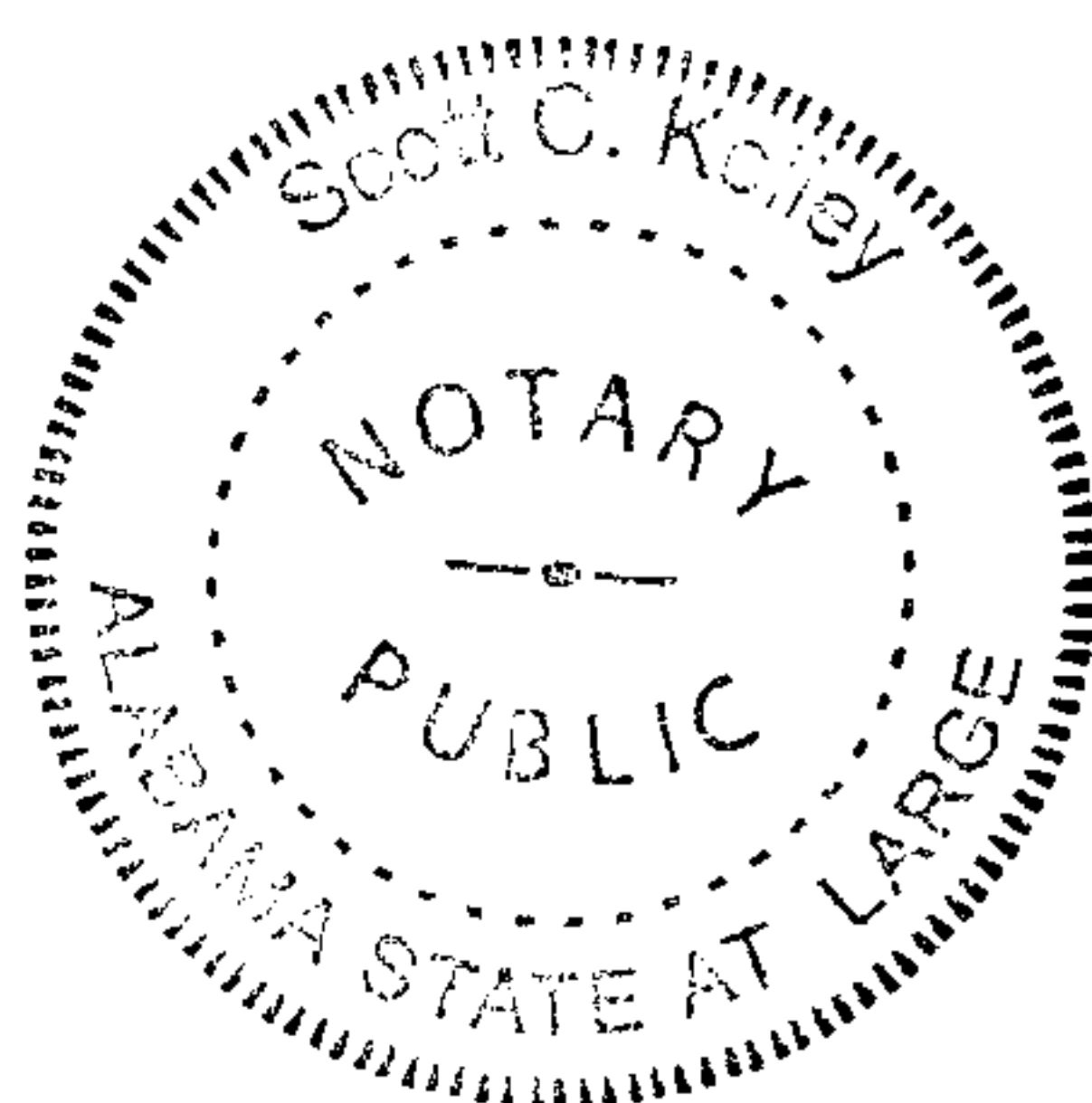
  
\_\_\_\_\_  
JOYCE K. SNIDER

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **JOYCE K. SNIDER, single**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of August, 2023.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 12/19/2023

**This Instrument Prepared by:**

DIANE HADEN HENDERSON  
ATTORNEY AT LAW  
P. O. Box 310  
Winfield, AL 35594

# Real Estate Sales Validation Form

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

Grantor's Name Joyce K. Snider  
Mailing Address 197 Heritage Lane  
Columbiana, AL 35051

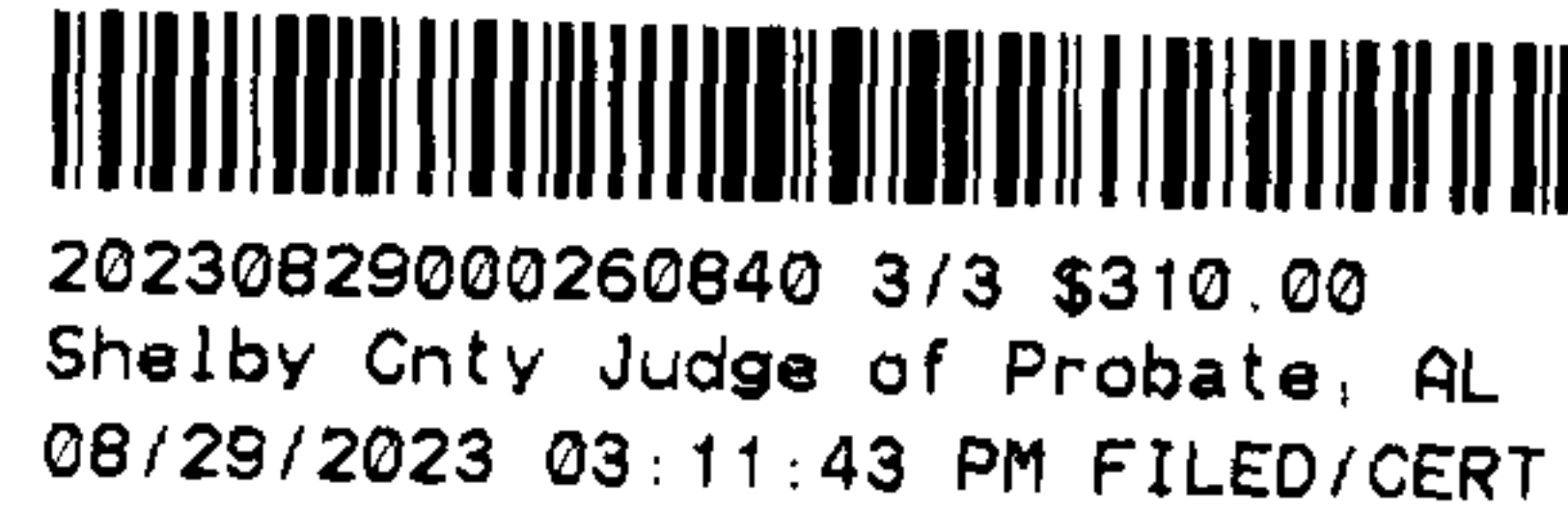
Grantee's Name Joyce K. Snider LIFE ESTATE  
Mailing Address 197 Heritage Lane  
Columbiana, AL 35051

Property Address 197 Heritage Lane  
Columbiana, AL 35051

Date of Sale \_\_\_\_\_ Date of Deed \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

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

or  
Assessor's Market Value \$ 280,570



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 AMV

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 8-29-2023

Print Joyce K. Snider

Unattested

(verified by)

Sign

Joyce K. Snider

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1