
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

SEND TAX NOTICE TO:
Mary Frances Snyder and Jonathon W Cone
4553 Little Ridge Dr.
Birmingham, AL 35242

1/2 Tax Assessed Value: \$177,400.00

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten Dollars And No/100 (\$10.00) DOLLARS**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **Mary Frances Snyder, a single person**, (herein referred to as Grantor), whose mailing address is **4553 Little Ridge Dr. Birmingham, AL 35242** does hereby grant, bargain, sell and convey unto **Mary Frances Snyder and Jonathon W Cone** (herein referred to as Grantees), whose mailing address is **4553 Little Ridge Dr., Birmingham, AL 35242** for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is **4553 Little Ridge Dr., Birmingham, AL 35242** to-wit:

Lot 15, according to the Survey of Little Ridge Estates Subdivision, as recorded in Map Book 9, page 174, in the Probate Office of Shelby County, Alabama.

Subject to:

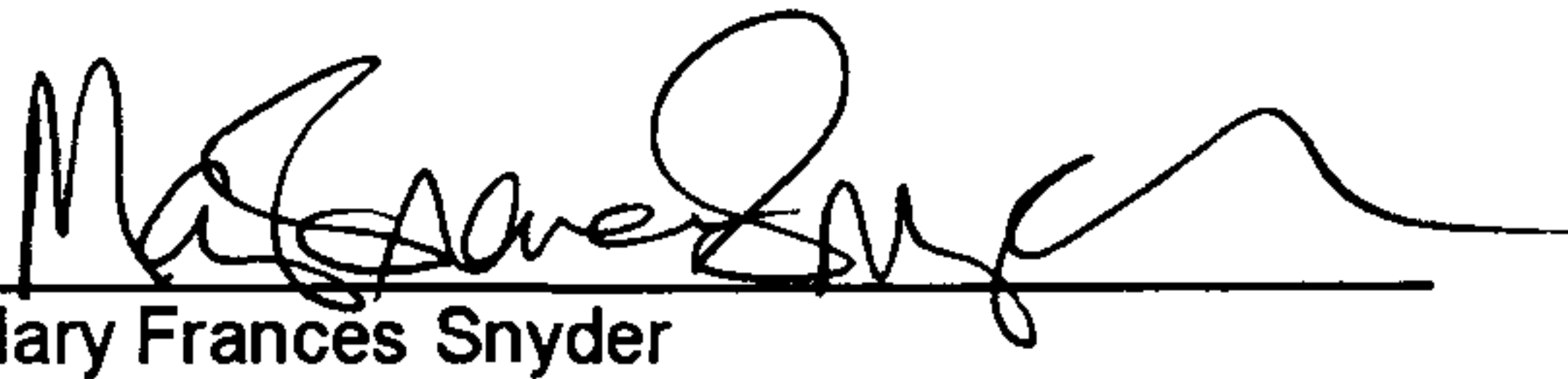
1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

TO HAVE AND TO HOLD unto the said Grantees for and during his, her, or their joint life/lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of her, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has hereunto set his, her or their signature and seal, this the 25th day of January, 2024.


Mary Frances Snyder

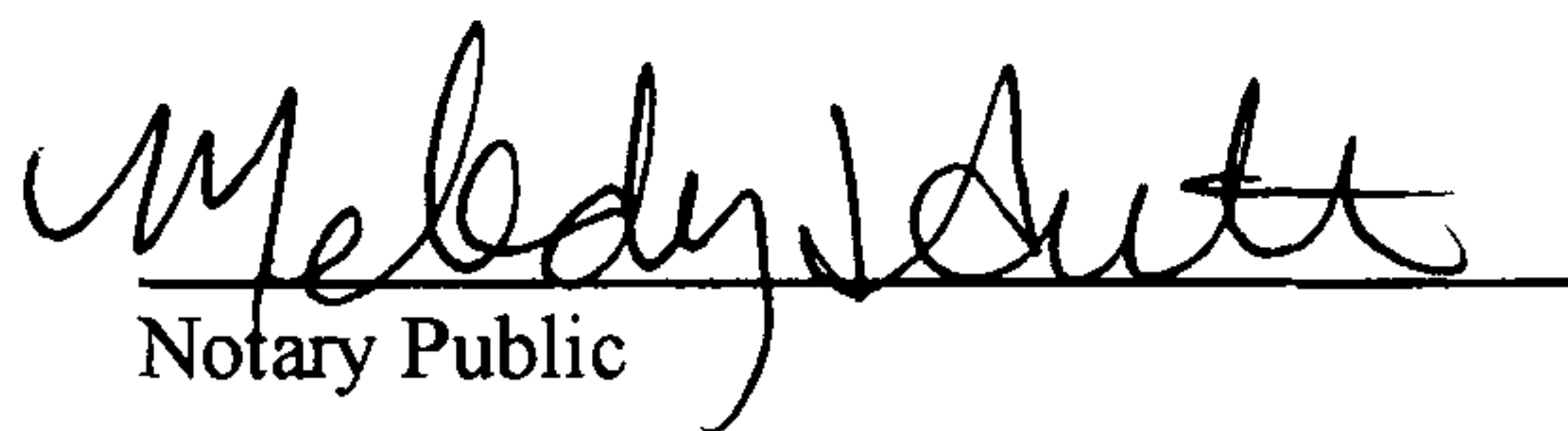
STATE OF ALABAMA

COUNTY OF SHELBY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Mary Frances Snyder**, 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of January, 2024.


Notary Public

My commission expires: 03-16-27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2024 11:15:40 AM
\$202.50 JOANN
20240130000023410

Allen S. Bayl