

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Audra Merkel, a ~~married~~ woman, Adrian Marbury, a ~~married~~ woman and Michael William Snider, a ~~married~~ man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Deborah S. Snider** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

PARCEL IV:

Commencing at a three inch (3") capped iron pipe, said point being the Northwest corner of Section 4, Township 20 South, Range 1 West; thence South 0 degrees 53 minutes 51 seconds East, a distance of 793.48 feet to the POINT OF BEGINNING; thence North 87 degrees 01 minutes 38 seconds East, a distance of 208.37 feet; thence North 58 degrees 10 minutes 26 seconds East, a distance of 325.06 feet; thence South 7 degrees 35 minutes 54 seconds East, a distance of 8.36 feet; thence South 46 degrees 51 minutes 16 seconds West, a distance of 62.80 feet; thence South 59 degrees 02 minutes 26 seconds West, a distance of 129.36 feet; thence South 56 degrees 58 minutes 19 seconds West, a distance of 123.27 feet; thence South 85 degrees 08 minutes 15 seconds West, a distance of 225.75 feet; thence North 0 degrees 53 minutes 51 seconds West, a distance of 21.88 feet to the POINT OF BEGINNING.

Grantors and Grantee herein are all the surviving heirs at law of William L. Snider, Jr, who is deceased, having died on July 25, 2024.

Property constitutes no part of the homestead of the Grantors herein or spouse, if any.

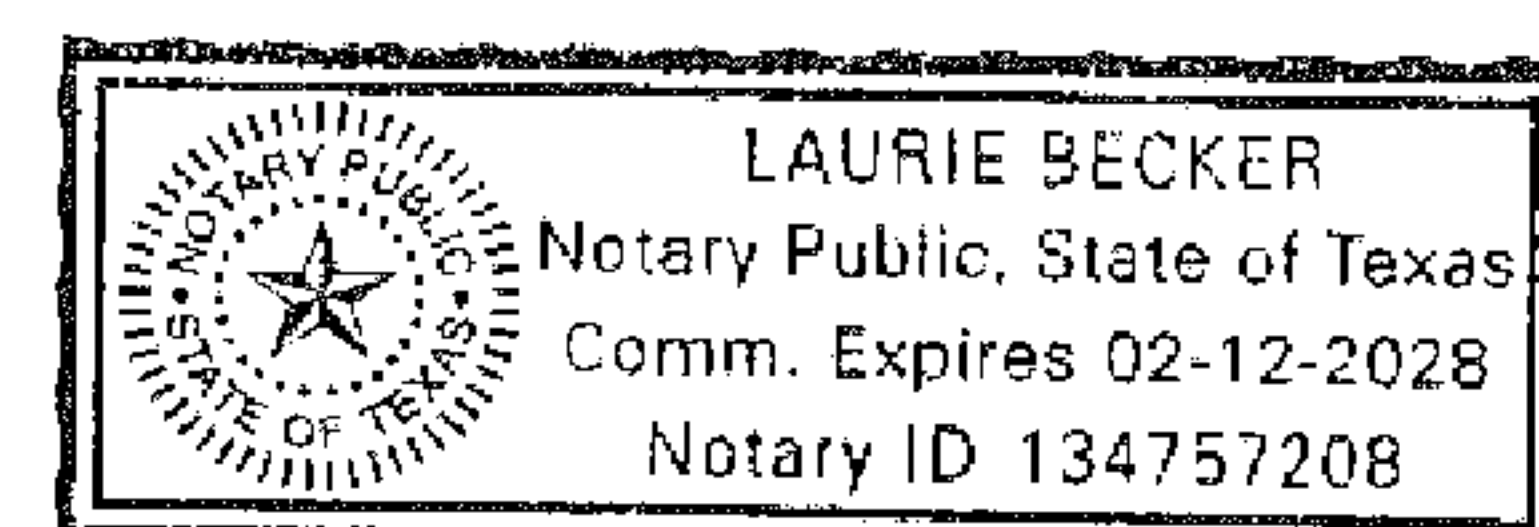
TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 12 day of November, 2024.

Audra Merkel

Audra Merkel
Audra Merkel

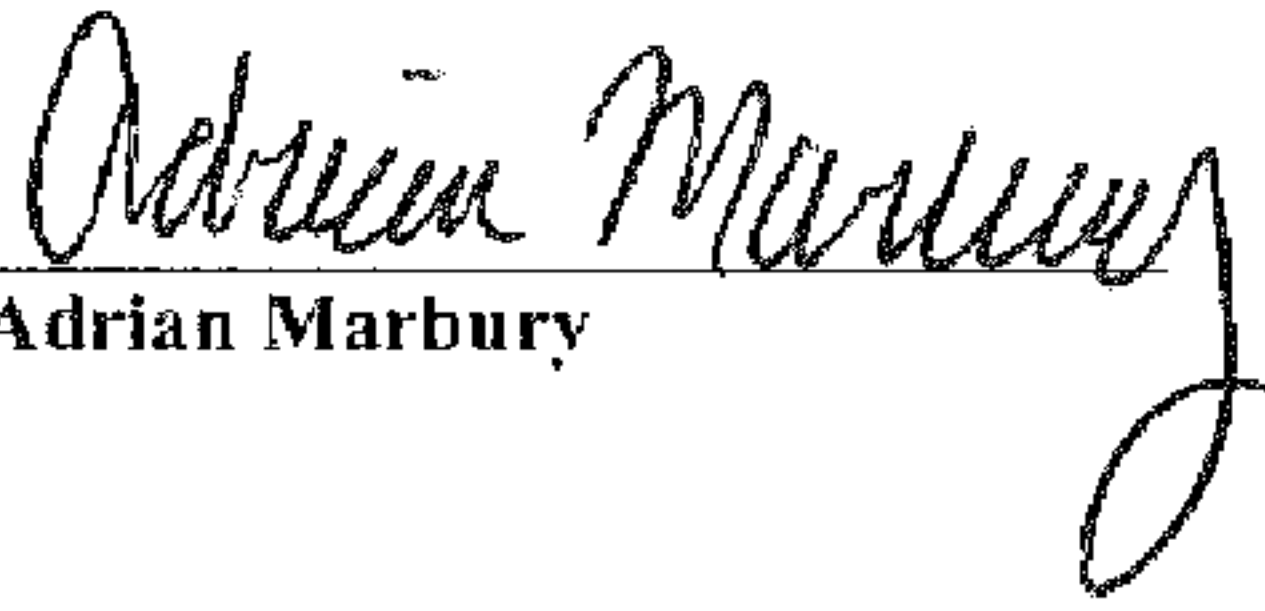
STATE OF Texas
COUNTY OF Williamson



Laurie Becker

I, a Notary Public in and for said County, in said State, hereby certify that **Audra Merkel**, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

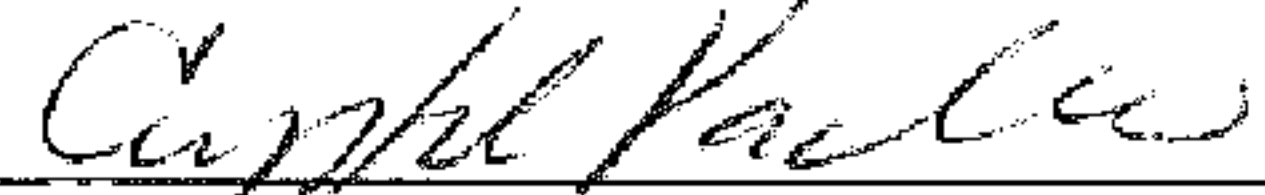
Given under my hand and official seal this 12 day of November, 2024.

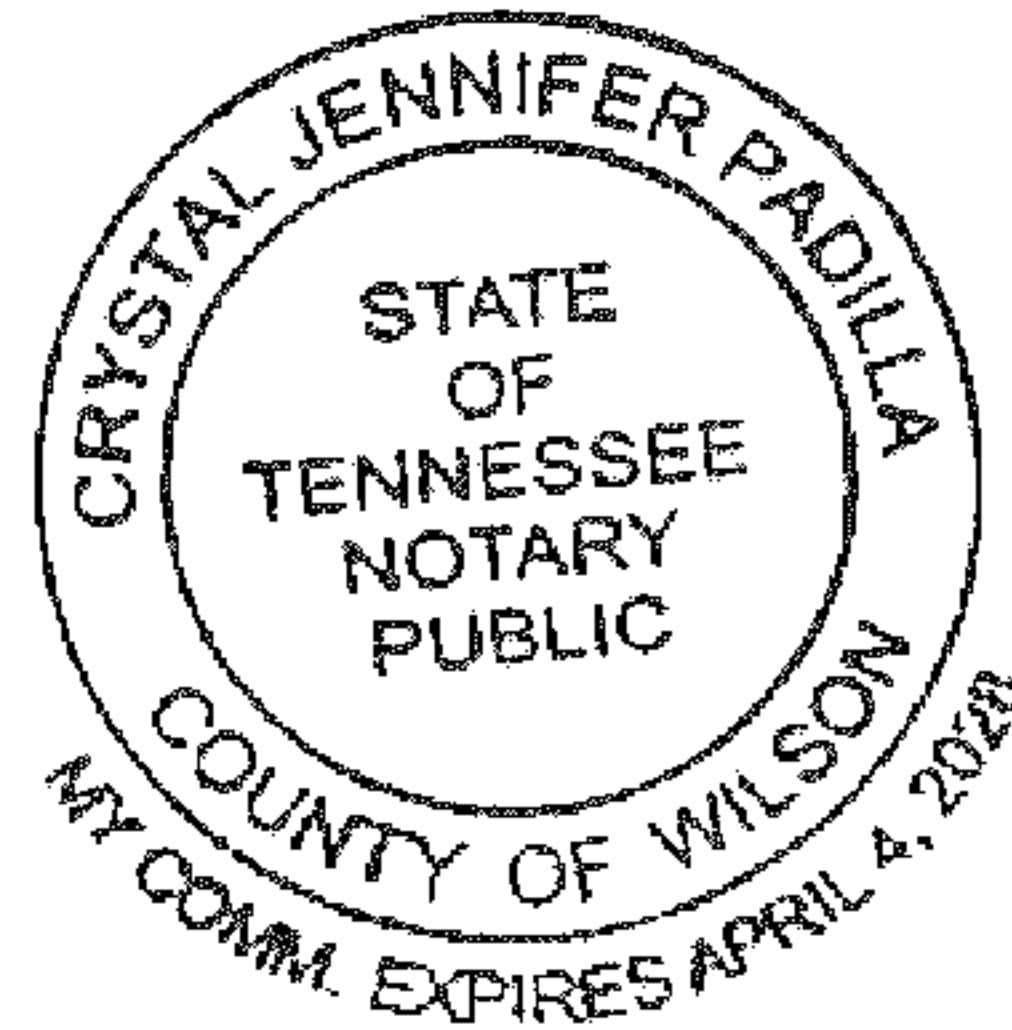

Adrian Marbury

STATE OF Tennessee
COUNTY OF Wilson

I, a Notary Public in and for said County, in said State, hereby certify that **Adrian Marbury**, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2024.


Notary Public
My Commission Expires: 04/04/2028



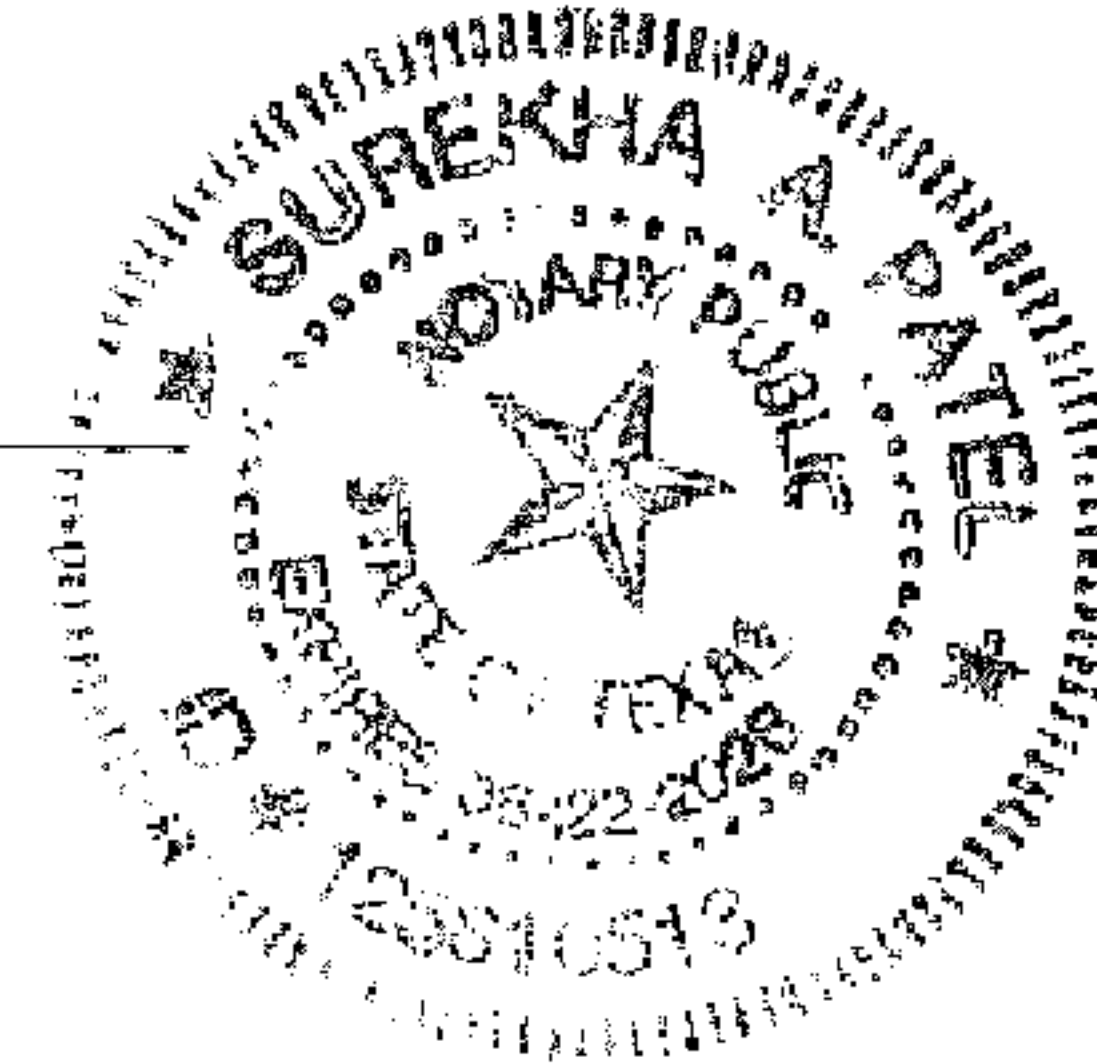
Michael Snider
Michael Snider

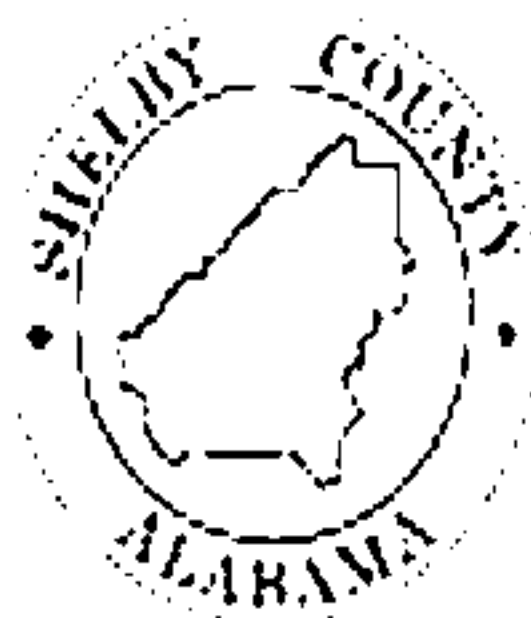
STATE OF TEXAS
COUNTY OF FORT BEND

I, a Notary Public in and for said County, in said State, hereby certify that **Michael Snider**, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2024.

Surekha Patel
Notary Public
My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/18/2024 12:50:24 PM
 \$34.00 JOANN
 20241118000357170

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 Audra Merkel
 Mailing Address 252 Sawmill Loop
Birmingham, AL
35242

Grantee's Name Dorrah Sanider
 Mailing Address 252 Sawmill Loop
Birmingham, AL
35242

Property Address 321 Chardo Lake Trl.
Chelsea, AL
35043

Date of Sale 11-13-24
 Total Purchase Price \$ 4000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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

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 11-13-24

Unattested

(verified by)

Print

Sign

Mike T. Atkinson
Mike T. Atkinson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1