

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-30163

Send Tax Notice To: William Tyler Staub
Allison Staub

381 Church Lake Trail
Chelsea, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Hundred Ninety Thousand Dollars and No Cents (\$590,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Deborah S. Snider, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William Tyler Staub and Allison Staub, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
William L. Snider, Jr is deceased having died on 7/25/2024.
\$490,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of Nov, 2024.

Deborah S. Snider
Deborah S. Snider

State of Alabama

County of Shelby

Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Deborah S. Snider whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 the 15th day of Nov, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

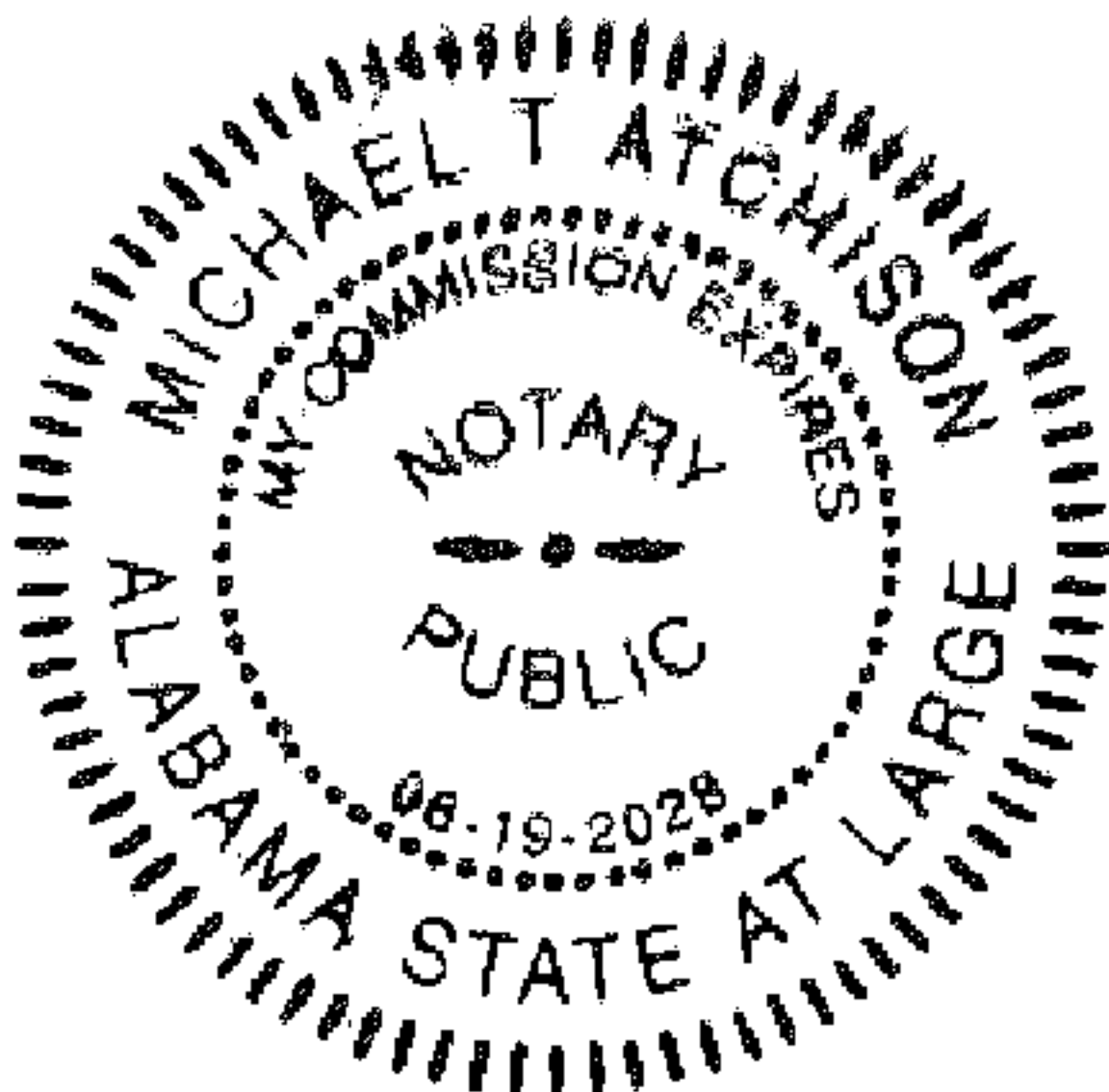


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 4, Township 20 South, Range 1 West and being more particularly described as follows:

Commence at the NE corner of the N 1/2 of the NW 1/4 of said 4; thence run South 02 degrees 49 minutes 13 seconds East along the East line of said quarter section for a distance of 654.06 feet to a point; thence run South 86 degrees 26 minutes 47 seconds West for a distance of 2,040.40 feet to the point of beginning; thence run South 00 degrees 49 minutes 04 seconds East for a distance of 446.34 feet to a point; thence run South 88 degrees 19 minutes 59 seconds West for a distance of 626.38 feet to a point on the East line of the Northwest quarter of the Northwest quarter of said Section 4; thence run North 00 degrees 26 minutes 45 seconds West along said West line for a distance of 271.40 feet to a point; thence run North 86 degrees 25 minutes 00 seconds East for a distance of 213.90 feet to a point; thence run North 58 degrees 15 minutes 10 seconds East for a distance of 123.26 feet to a point; thence run North 60 degrees 20 minutes 13 seconds East for a distance of 129.32 feet to a point; thence run North 48 degrees 06 minutes 42 seconds East for a distance of 62.79 feet to a point; thence run North 48 degrees 06 minutes 42 seconds East for a distance of 62.79 feet to a point; thence run North 86 degrees 26 minutes 47 seconds East for a distance of 144.72 feet to the point of beginning.

ALSO, an easement for a private roadway described as follows:

Commence at the NE corner of the N 1/2 of the NE 1/4 of Section 4, Township 20 South, Range 1 West, and run South, Range 1 West and run South 2 degrees 45 minutes 13 seconds East along the East line of said 1/2, 594.06 feet to the point of beginning; thence run South 86 degrees 26 minutes 47 seconds West 2106.94 feet; thence run South 46 degrees 10 minutes 51 seconds West 92.82 feet; thence run North 86 degrees 26 minutes 47 seconds East 2176.94 feet to the East line of said 1/4 section; thence run North 2 degrees 45 minutes 13 seconds West along said East line 60 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

A non-exclusive right of way easement over and across Parcel II, being more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 4, Township 20 South, Range 1 West, and run South along the East line thereof 267.3 feet to the point of beginning; thence continue along the last described course for 326.36 feet to the North line of a county road right of way; thence 89 degrees 12 minutes right and run 51.22 feet; thence 105 degrees 12 minutes 36 seconds right and run 139.54 feet; thence 11 degrees 19 minutes and run 157.06 feet to a curve to the right having a radius of 108.76 feet; thence run along said curve 36.56 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL III:

A non-exclusive right of way easement over and across Parcel III, being more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 4, Township 20 South, Range 1 West and run South along the East line thereof 267.3 feet to the point of beginning; thence continue along the last described course for 358.73 feet; thence 157 degrees 05 minutes 48 seconds left (to chord) and run along the chord of a curve to the left having a radius of 60.00 feet for 17.72 feet; thence 8 degrees 29 minutes 36 seconds left from chord and run 139.54 feet to a curve to the left with a radius of 60 feet and a central angle of 11 degrees 19 minutes; thence run along said curve 11.85 feet; thence continue tangent to said curve 157.06 feet to a curve to the right having a radius of 48.76 feet and a central angle of 40 degrees 04 minutes 26 seconds; thence along said curve 34.1 feet to the end of a county road right of way; thence 90 degrees 00 minutes left from tangent and run along the end of said county road right of way for 60.0 feet; thence 90 degrees 00 minutes left to tangent and run along a curve to the left with a radius of 108.76 feet for 49.51 feet to the point of beginning; being situated in Shelby County, Alabama.

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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/18/2024 12:50:25 PM
 \$128.00 JOANN
 20241118000357180

Allison 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	Deborah S. Snider	Grantee's Name	William Tyler Staub Allison Staub
Mailing Address	<u>252 Sawmill Loop</u> <u>B'ham. AL 35242</u>	Mailing Address	<u>381 Charob Lake Trl</u> <u>Chelsea, AL 35051</u>
Property Address	381 Charob Lake Trl. Chelsea, AL 35043	Date of Sale	October 20, 2024
		Total Purchase Price	\$590,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 of 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 November 13, 2024

Print Deborah S. Snider

Unattested

Sign

Deborah S. Snider

(verified by)

(Grantor/Grantee/Owner/Agent) circle one