

Send tax notice to:
Benjamin William Auer
3149 Woodbridge Drive
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

2025136

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Five Thousand and 00/100 Dollars (\$355,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Thomas H Snoddy, a single individual** whose mailing address is: 1406 Francania Rd Phenixville, PA 17342 (hereinafter referred to as "Grantors") by **Benjamin William Auer and Abigail Christiana Auer** whose property address is: **3149 Woodbridge Drive, 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 23, according to the Survey of Meadowbrook, Fourth Sector, as recorded in Map Book 7, page 67, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 7, page 67, Shelby County Records.
3. Powers and provisions as set out in the Articles of Incorporation of Meadow Brook Homeowner's Association, as recorded in Book 28, page 183 and corrected by Book 28, page 279, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
4. Restrictions appearing of record in Misc. Volume 25, page 299, in the Probate Office of Shelby County, Alabama.
5. Restrictions regarding Alabama Power Company, recorded in Misc. Volume 27, page 890 in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company recorded in Misc. Volume 27, page 891 and Misc. Volume 48, page 880, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Volume 316, page 394 and Volume 316, page 369 in the Probate Office of Shelby County, Alabama.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Volume 32, page 48 and Volume 40, page 265, in the Probate Office of Shelby County, Alabama.

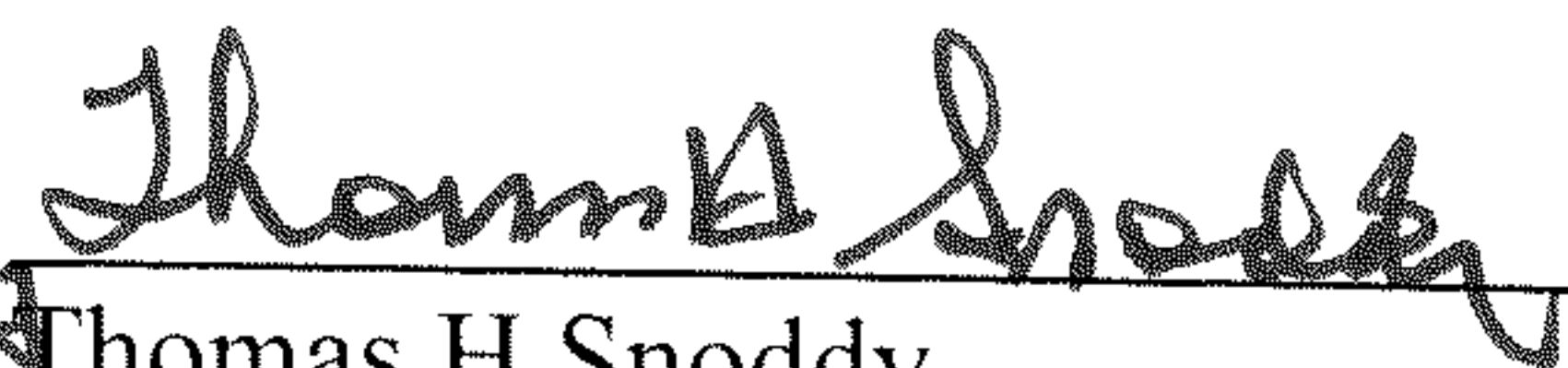
\$319,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Thomas H Snoddy is the surviving grantee of Warranty Deed recorded in Shelby Real 34 Page 427 as Betty O Snoddy died on 12/5/2024.

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 5 day of May, 2025.

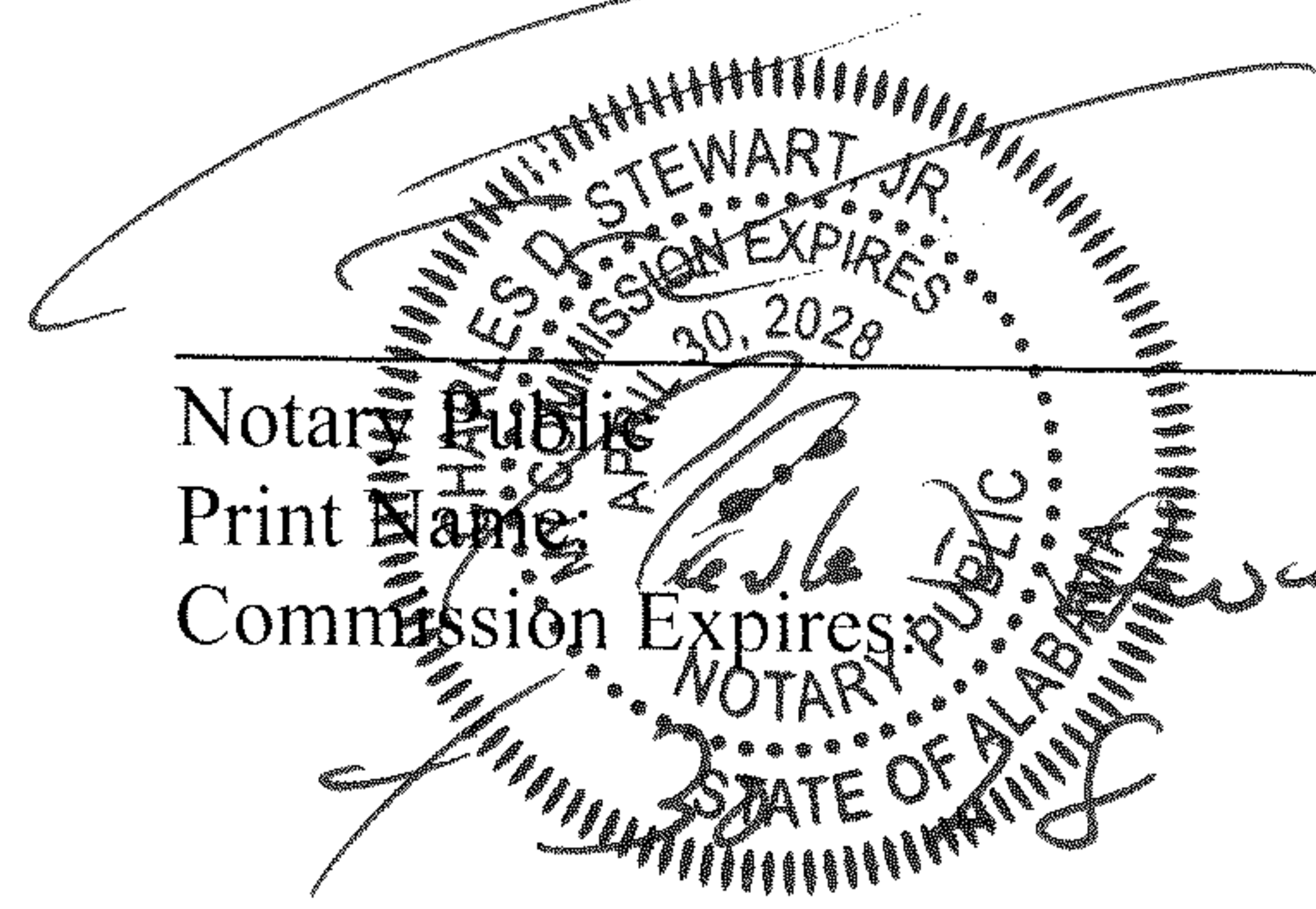

Thomas H Snoddy

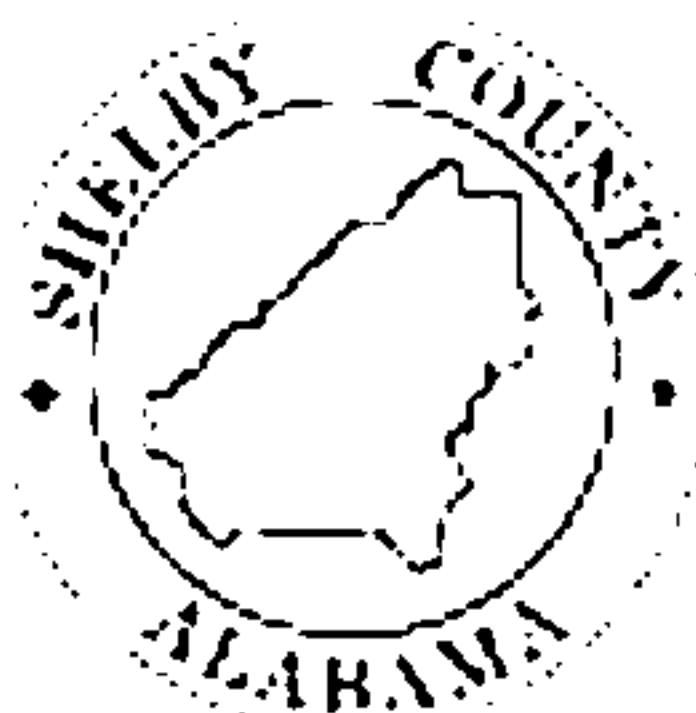
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas H Snoddy 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 5 day of May, 2025.

Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 11/30, 2028


NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2025 10:15:05 AM
\$60.50 BRITTANI
20250506000135120

Allen S. Beigel