

This Instrument was Prepared by:

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

Send Tax Notice To: Jonathan Travis Snyder  
Marie C Stanfield  
Anna Marie Snyder

501 merritt Ln  
Prattville, AL 36067

File No.: S-25-30552

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 **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, 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, **Michael Allen, a married man and Shannon Dale Allen, a single man**(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jonathan Travis Snyder, Marie C Stanfield, and Anna Marie Snyder**, 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.**

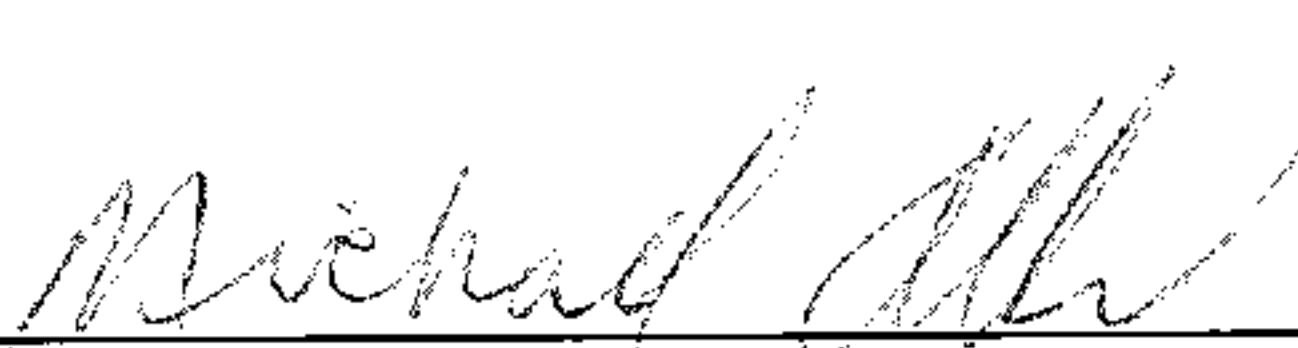
**No part of the homestead of the Grantors herein or spouse, if any.**

**\$140,200.00** 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 25th day of June, 2025.



Michael Allen



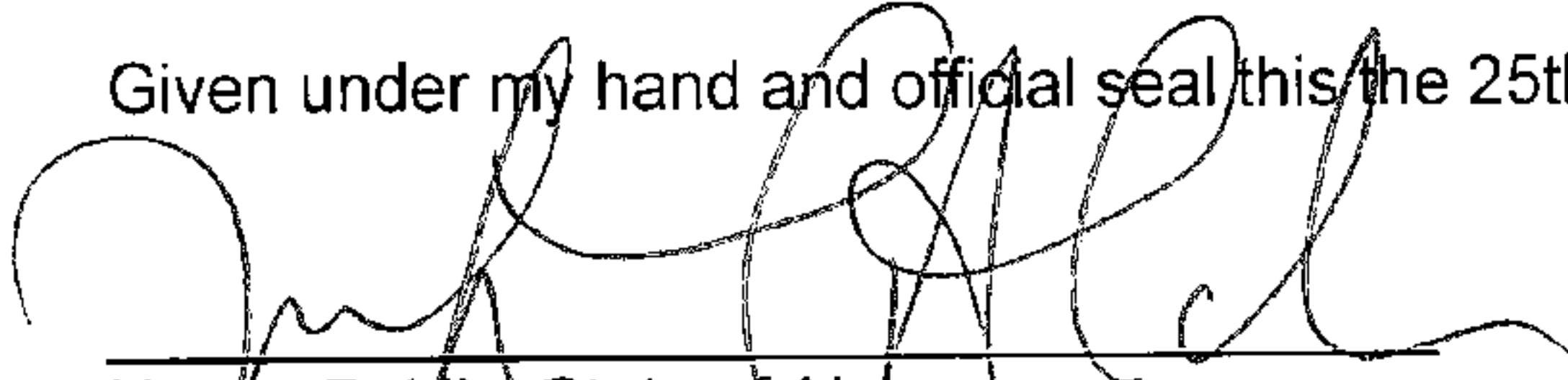
Shannon Dale Allen

State of Alabama

County of Shelby

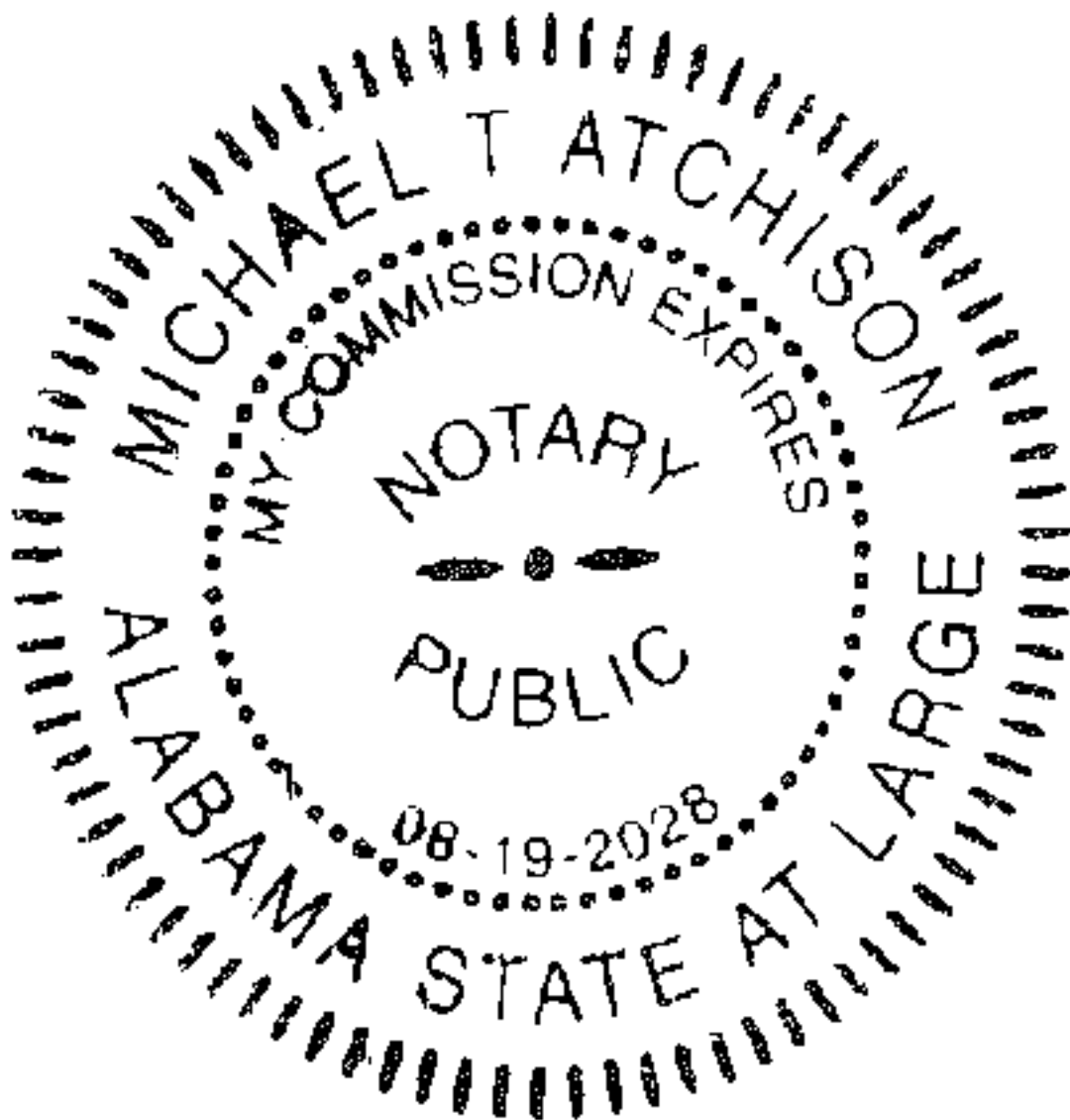
I, Mike T. Atchison , a Notary Public in and for the said County in said State, hereby certify that Michael Allen and Shannon Dale Allen, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2025.



Notary Public, State of Alabama  
Mike T. Atchison

My Commission Expires: August 19, 2028



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEGIN at the SW corner of the SW 1/2 of the NW 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°41'55"W a distnace of 971.39'; thence N73°14'15"E a distance of 486.88' to the Westerly R.O.W. line of Shelby County Highway 47; thence S13°55'38"E and along said R.O.W. line a distance of 47.91', to a curve to the left, having a radius of 5040.75', subtended by a chord bearing of S16°01'25"E, and a chord distance of 474.39'; thence along the arc of said curve and along said R.O.W. line a distance of 474.57', thence S18°43'15"E and along said R.O.W. line a distance of 636.81'; thence S89°39'24"W and leaving said R.O.W. line a distance of 801.63' to the POINT OF BEGINNING.

## Real Estate Sales Validation Form

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

Grantor's Name	Michael Allen Shannon Dale Allen		Grantee's Name	Jonathan Travis Snyder Marie C Stanfield Anna Marie Snyder
Mailing Address	<u>1748 Main St</u> <u>Brent AL 35034</u>		Mailing Address	<u>501 Merritt Ln</u> <u>Brentville, AL 36067</u>
Property Address	Highway 47 Columbiana, AL 35051		Date of Sale	June 20, 2025
			Total Purchase Price	\$165,000.00
			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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 June 17, 2025

Print Michael Allen

**Unattested**

**Filed and Recorded**

**Official Public Records**  
(verified by)

**Judge of Probate, Shelby County Alabama, County**

**Clerk**

**Shelby County, AL**

**06/26/2025 02:00:35 PM**

**\$194.00 JOANN**

**20250626000194870**

Sign

*[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



*Allen S. Bayl*