

**This instrument was prepared by:**  
Matthew Kidd  
Kidd & Company, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**  
**Tyler L. Snetting and Heather M. Snetting**  
263 Highland Park Drive  
Birmingham, AL35242

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SIX HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$655,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

**Molly Morrissey and Frank Morrissey, a married couple**

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

**Tyler L. Snetting and Heather M. Snetting**

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A ATTACHED**

**SUBJECT TO ALL MATTERS OF RECORD**

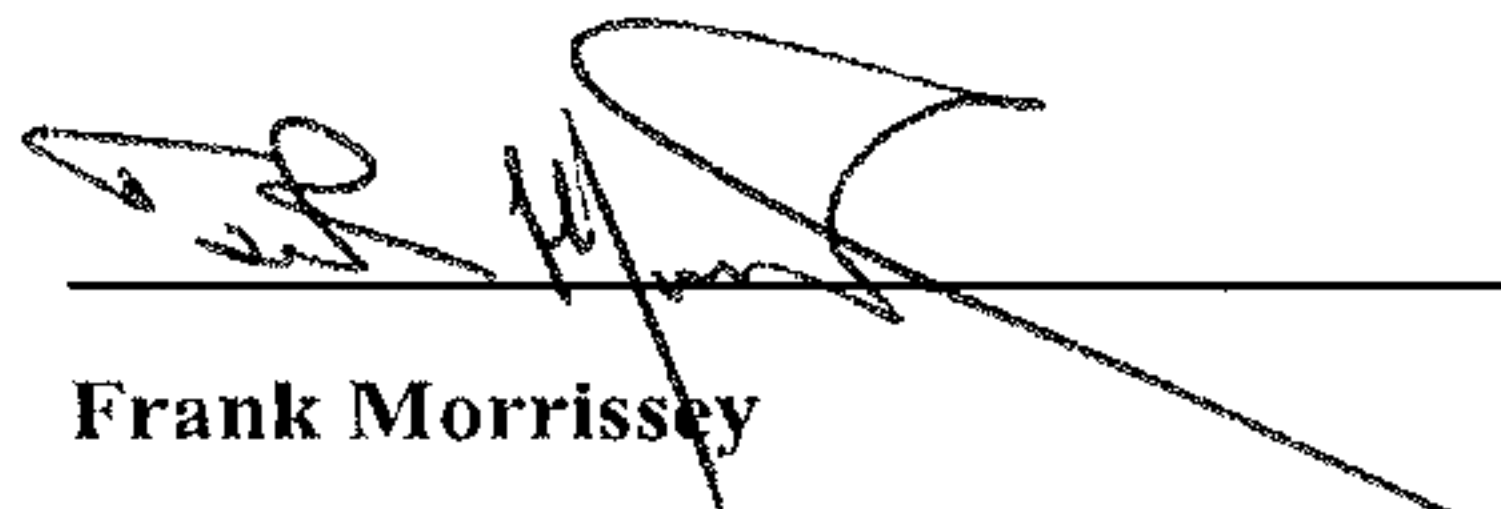
**\$440,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of July, 2025.

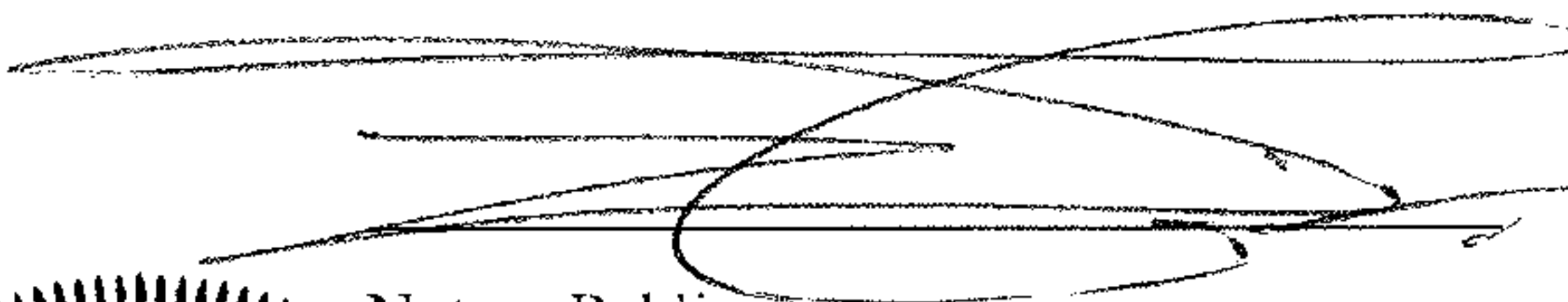
  
Molly Morrissey

  
Frank Morrissey

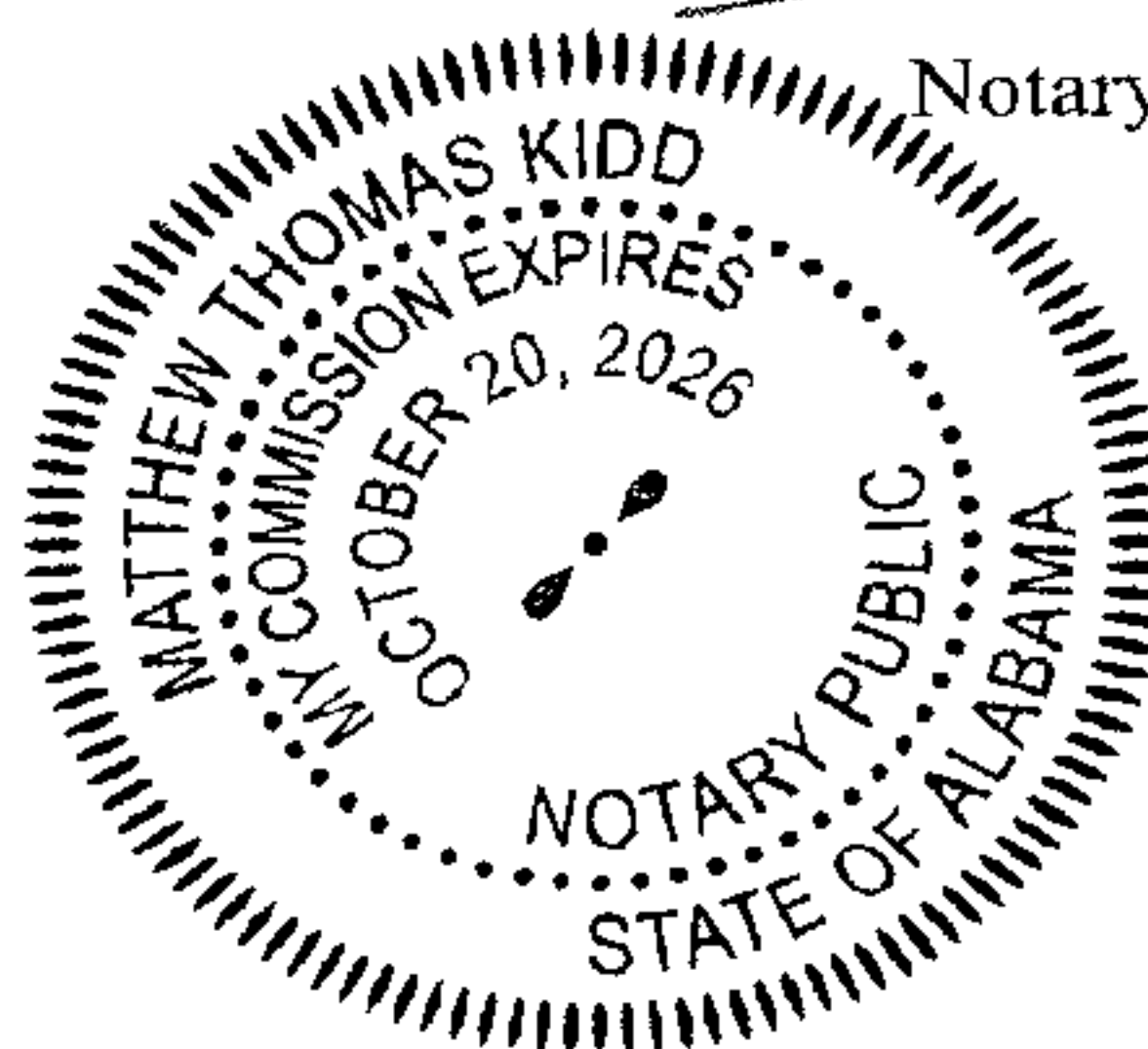
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Molly Morrissey and Frank Morrissey**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **10th day of July, 2025**.

  
Notary Public

My Commission Expires:



**Exhibit "A"**  
**Property Description**

PARCEL I:

LOT 1709-A, ACCORDING TO THE RE-SUBDIVISION OF HIGHLAND LAKES, 17TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 27, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED IN INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT #1996- 17543, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 17TH SECTOR, RECORDED IN INSTRUMENT #2000-41317, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

PARCEL II:

THE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, A WALL AND PRIVATE DRIVEWAY AS SET OUT IN INSTRUMENT #2001-32297, IN THE PROBATE OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 1709-A, AS RECORDED IN RESUBDIVISION OF HIGHLAND LAKES 17TH SECTOR, AN EDDLEMAN COMMUNITY MAP BOOK 27, PAGE 90 A & B, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF HIGHLAND PARK DRIVE AS RECORDED IN SAID HIGHLAND LAKES, 17TH SECTOR; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 1709-A, AND ALSO ALONG THE SOUTH LINE OF LOT 1708-A, AS RECORDED IN SAID HIGHLAND LAKES 17TH SECTOR, FOR A DISTANCE OF 13.0 FEET TO A POINT; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES 00 MINUTES 00 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 3.5 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT 90 DEGREES 00 MINUTES 00 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 75.0 FEET TO A POINT; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 3.5 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1709-A; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 75.0 FEET 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 Molly Morrissey and Frank Morrissey  
Mailing Address 607 Countryside Ct  
Property Address Franklin, TN. 37069  
263 Highland Park Drive  
Birmingham, AL 35242

Grantee's Name Tyler L. Snetting and Heather M. Snetting  
Mailing Address 263 Highland Park Drive  
Birmingham, AL 35242  
Date of Sale July 11, 2025  
Total Purchase Price \$\$655,000.00  
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  
 Sales Contract  
 Appraisal  
 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 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 July 11, 2025

Print Matthew Ford

Unattested

Sign \_\_\_\_\_  
(Grantor/Grantee/ Owner/Agent) circle one

(verified by)

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/14/2025 08:12:24 AM**  
**\$246.00 BRITTANI**  
**20250714000211060**

**Form RT-1**



*Allen S. Boyd*