

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
GARRETT LOWRY and LARKIN LOWRY
197 HERITAGE LANE
COLUMBIANA AL 35051

Presents:

THAT IN CONSIDERATION OF FOUR HUNDRED FORTY THOUSAND AND 00/100 (\$440,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, RANDALL LEROY SNIDER, A MARRIED PERSON, RICHARD DARYL SNIDER, A MARRIED PERSON and SUSAN LEIGH SNIDER SEYMOUR, A MARRIED PERSON (herein referred to as grantors) do grant, bargain, sell and convey unto GARRETT LOWRY and LARKIN LOWRY, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence run East on the $\frac{1}{4}$ - $\frac{1}{4}$ line for 677.31 feet; thence turn right 92 deg. 22 min. 04 sec. for 74.74 feet to the point of beginning; thence continue on the same line for 133.97 feet; thence turn left 92 deg. 22 min. 04 sec. for 208.71 feet; thence turn left 87 deg. 37 min. 56 sec. for 208.71 feet; thence turn right 87 deg. 37 min. 56 sec. for 259.89 feet; thence turn left 87 deg. 58 min. 10 sec. for 208.71 feet; thence turn right 87 deg. 58 min. 10 sec. for 208.71 feet; thence turn left 87 deg. 58 min. 10 sec. for 93.02 feet; thence turn left 78 deg. 27 min. 26 sec. for 145.04 feet; thence turn left 17 deg. 13 min. 25 sec. for 89.80 feet; thence turn left 19 deg. 36 min. 45 sec. for 274.92 feet; thence turn left 16 deg. 26 min. 35 sec. for 121.06 feet; thence turn left 22 deg. 39 min. 05 sec. for 247.10 feet to the point of beginning.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

THIS IS NOT THE HOMESTEAD OF THE ABOVE GRANTORS NOR THEIR SPOUSES

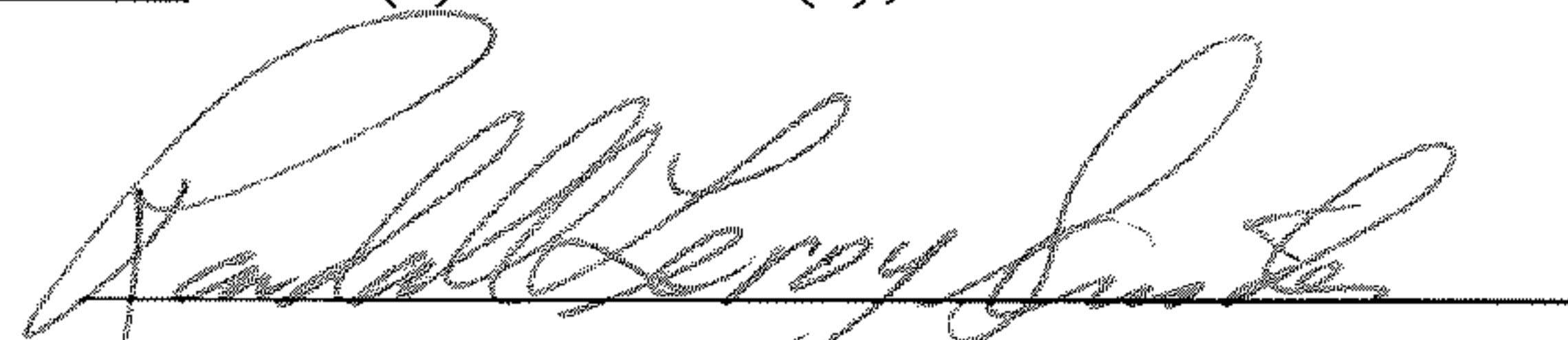
RANDALL LEROY SNIDER, RICHARD DARYL SNIDER, AND SUSAN LEIGH SNIDER SEYMOUR ARE THE SURVIVING GRANTEES OF THAT CERTAIN DEED FILED IN INSTRUMENT #20230829000260840. THE OTHER GRANTEE JOYCE K SNIDER DIED ON OR ABOUT ON 9-25-24

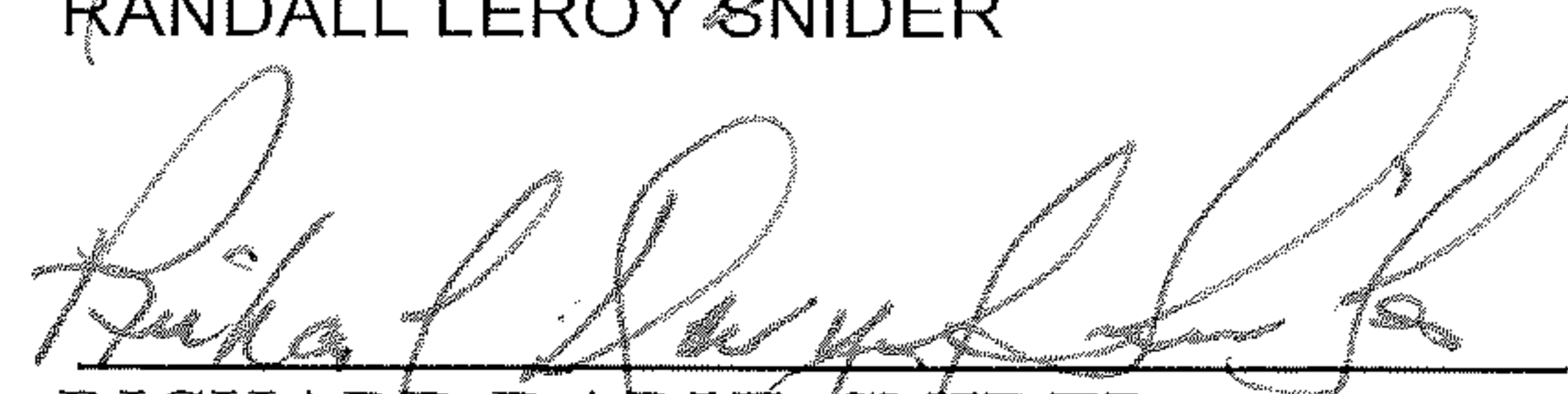
\$418,000.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith


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 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 persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE 21ST DAY OF JANUARY 2026


RANDALL LEROY SNIDER


RICHARD DARYL SNIDER

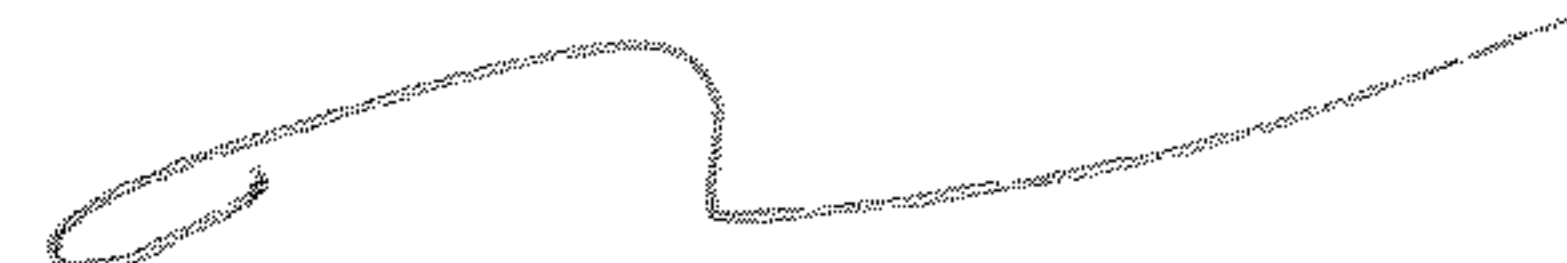

SUSAN LEIGH SNIDER SEYMOUR

STATE OF **ALABAMA**
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that RANDALL LEROY SNIDER, RICHARD DARYL SNIDER AND SUSAN LEIGH SNIDER SEYMOUR whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of January, 2026

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1320 Alford Ave Ste 102
Birmingham, AL 352226



Notary Public
My Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	RANDALL LEROY SNIDER, RICHARD DARYL SNIDER, and SUSAN LEIGH SNIDER SEYMOUR	Grantee's Name	GARRETT LOWRY AND LARKIN LOWRY
Mailing Address	197 Heritage Lane Columbiana, AL 35051		197 HERITAGE LANE COLUMBIANA AL 35051
Property Address	197 Heritage Lane Columbiana, AL 35051	Date of Sale	January 21, 2026
		Total Purchase Price Or Actual Value Or Assessor's Market Value	\$440,000.00 \$ \$

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 type="checkbox"/> Sales Contract | <input type="checkbox"/> Other to |
| <input checked="" 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 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: 01/21/2026

(verified by)

Print RANDALL LEROY SNIDER
 Sign: _____
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2026 01:49:03 PM
\$51.00 BRITTANI
20260130000028820

Alle S. Boyd