

Send tax notice to: Winnie O'Neal, 129 Oaklyn Hills Dr., Chelsea, Al. 35043

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

GENERAL WARRANTY DEED

20201216000577670  
12/16/2020 01:39:17 PM  
DEEDS 1/2

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred thirty-nine thousand nine hundred and no/100 (\$339,900.00) Dollars, the amount of which can be verified according to 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

Debra S. Schmidt and her husband Barney T. Schmidt,  
whose mailing address is:

24973 MAHALO CIRCLE, MADISON AL 35756

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Winnie O'Neal, whose mailing address is:  
**129 Oaklyn Hills Dr., Chelsea, Al. 35043**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 129 Oaklyn Hills Dr., Chelsea, Al. 35043** to-wit:

Lot 151, according to the Survey of Oaklyn Hills, Phase 1, as recorded in Map Book 24, Page 50 A and B in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$333,743.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 we have hereunto set our hands(s) and seal(s) this 20<sup>th</sup> day of November, 2020.

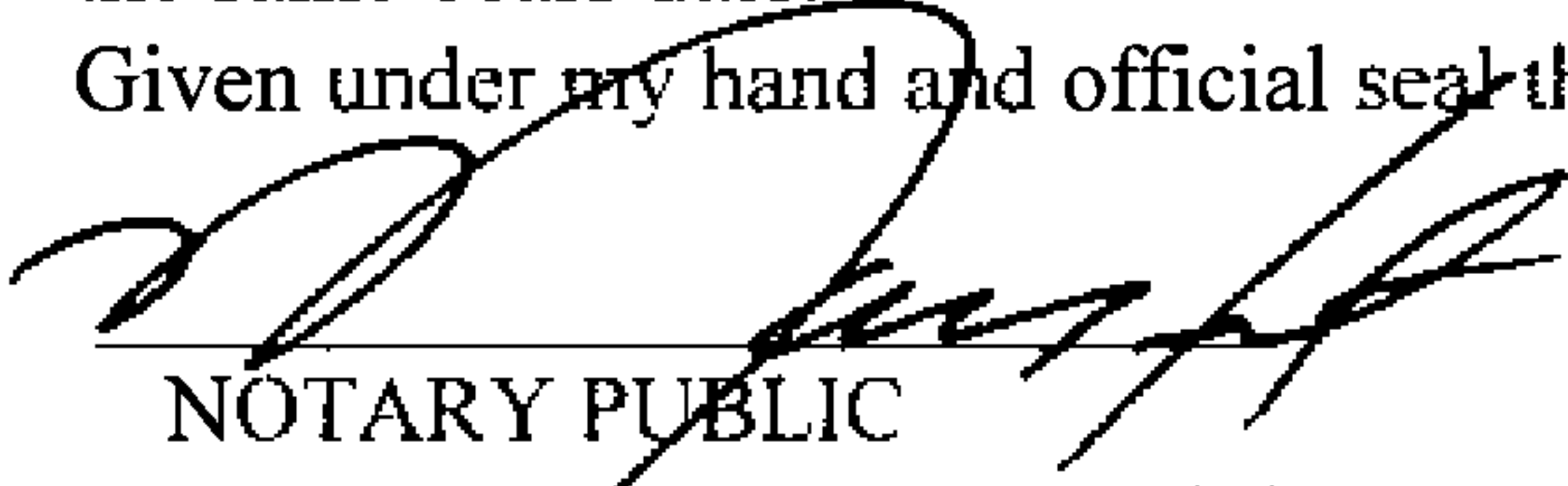
 (Seal)  
DEBRA S. SCHMIDT

 (Seal)  
BARNEY T. SCHMIDT

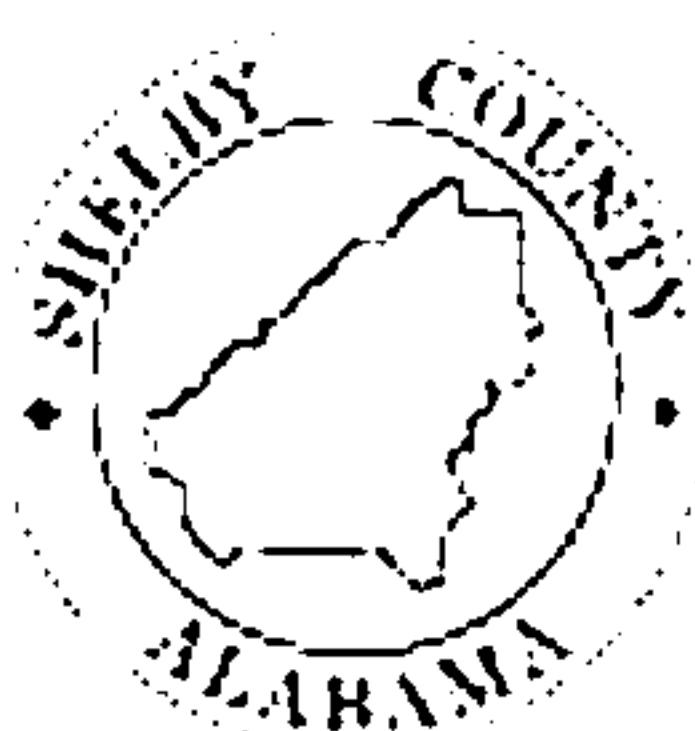
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra S. Schmidt and her husband Barney T. Schmidt, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of November, 2020.

  
NOTARY PUBLIC

My commission expires: 5/12/21



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/16/2020 01:39:17 PM  
\$31.50 CHERRY  
20201216000577670

*Alvin S. Bayl*