THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE. LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



20230515000143020 1/2 \$175.00 20230515000143020 1/2 \$175.00 Shelby Cnty Judge of Probate, AL 05/15/2023 11:09:58 AM FILED/CERT Send Tax Notice to:

Aaron Clayton

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR AND ZERO CENTS (\$a.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Aaron Clayton, a man and Clay O'Neal, a man (herein referred to as Grantors), grant, bargain, sell and convey unto, Aaron Clayton (herein referred to as Grantee), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 1, according to the Final Plat of Aaron Clayton Clay O'Neal Subdivision as recorded in Map Book 56, Page 43, Probate Office, Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.

2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or his spouse, if any.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of January, 2023.

Aaron Clayton

Ctay O'Neal

STATE OF ALABAMA) COUNTY OF SHELBY) Shelby County, AL 05/15/2023 State of Alabama Deed Tax:\$150.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Aaron Clayton and Clay O'Neal, 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 up day of January, 2023.

Notary Public 6. Charton

Notary Public

My Commission Expires: (2/0\/2025)

1

Real Estate Sales Validation Form

า การ	This Document must be filed in accord		, o, course
		Grantee's Name	Area Clayton.
Grantor's Name			100 Applicante Court
Mailing Address	100 Appleante Court		Pc//am 141 35124)
	rethan 13 12	•	
•			~~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
Property Address	O Hwy 47	Date of Sale	Jan 9 2023
1 10berra 1 radioo	Chelse AL 356413	Total Purchase Price	5 (66)
1			* 150 6 8
•		Actual Value	\$ 150,000
			· · · · · · · · · · · · · · · · · · ·
•		Assessor's Market Value	r
	ce or actual value claimed on	this form can be verified in t	he following documentary
The purchase price	one) (Recordation of docum	entary evidence is not requi	red)
	one) (Recoluation of dodding	Appraisal	
Bill of Sale	i not	Other	
Sales Contra Closing State	au. ement		
Olosing Otal		'-l-ti-m contains all of the r	equired information referenced
If the conveyance	e document presented for rec	ordation contains and the r	equired information referenced
above, the filing of	of this form is not required.		
		Instructions	
Grantor's name a	and mailing address - provide	the name of the person or i	ersons conveying interest
to property and t	heir current mailing address.		•
to proporty ours	and mailing address - provide	a the name of the person or	persons to whom interest
Grantee's name	and mailing address - provide	S II IC HAIRIC OF GIO POI COI	
to property is be	ing conveyed.		
Property address	s - the physical address of the	e property being conveyed,	1 20230515000143020 2/2 \$175.00 Shelby Cnty Judge of Probate, AL
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Total purchase			who hath root and neisonal.
•	price - the total amount paid f	or the purchase of the prope	erty, both real and personal,
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