

3.600.00 R.A.O

This instrument was prepared without  
benefit of title evidence by:

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:  
254 Hwy 483  
Vincent, AL 35178


**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY**                      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned David O'Neal, married; Yumato Kelley, married; and Richard O'Neal and wife, Janet L. O'Neal (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Janet L. O'Neal and Richard O'Neal (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of their interest in the following described real estate situated in Shelby County, Alabama to-wit:

A 1.00 acre parcel of land situated in the southeast quarter of the southwest quarter of Section 28, Township 18 South, Range 2 East, and being more particularly described as follows: Commence at the southeast corner of above described quarter and run along the south line of said quarter N 89° 42' 37" W 646.43 feet to the easterly right of way (60 ft.) of Shelby County Road 483; thence run a chord bearing of N 49° 40' 51" W 158.81 feet to a point on the easterly right of way of said road and the point of beginning, said point being on a curve to the left having a delta of 11° 49' 32" and a radius of 240.80 feet; thence run along the arc of said curve 49.70 feet (chord bearing = N 69° 00' 10" W, chord = 49.61 feet); thence run N 73° 56' 35" W 27.41 feet to the point of a curve to the right having a delta of 51° 45' 21" and a radius of 165.18 feet; thence run along the arc of said curve 149.21 feet (chord bearing = N 47° 52' 09" W, chord = 144.19 feet); thence run N 25° 24' 28" W 25.68 feet to the point of a curve to the right having a delta of 63° 05' 24" and a radius of 75.43 feet; thence run along the arc of said curve 83.06 feet (chord bearing = N 01° 21' 55" E, chord = 78.92 feet); thence run N 31° 00' 53" E 61.87 feet to the point of a curve to the left having a delta of 22° 29' 30" and a radius of 172.45 feet; thence run along the arc of said curve 67.69 feet (chord bearing = N 21° 02' 43" E, chord = 67.26 feet); thence leaving said ROW run S 65° 59' 26" E 103.91 feet; thence run S 07° 13' 55" E 300.09 feet to the point of beginning. Containing 1.00 acres. Reference plat by Carl G. Moore dated April 17, 2006. Bearings referred to record. All in accordance with survey and plat by Charles R. Hatcher, LS No. 26958, dated June 26, 2011, a copy of which is attached hereto.

  
20111017000307530 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
10/17/2011 09:51:49 AM FILED/CERT

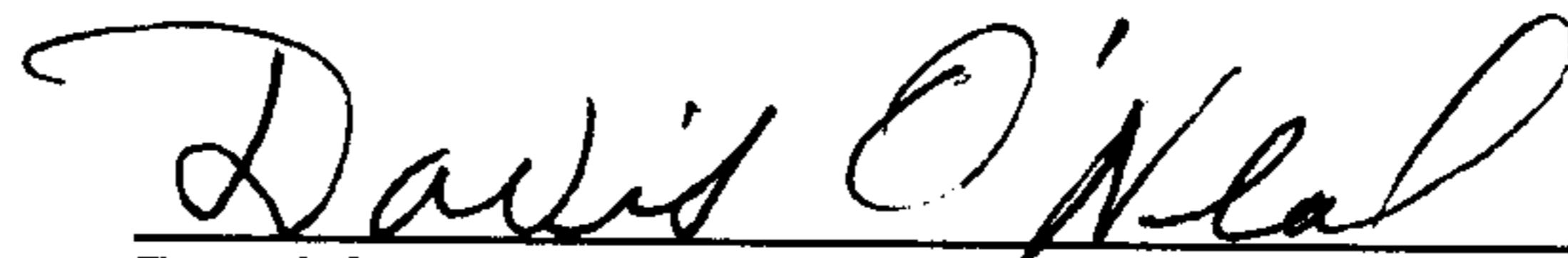
Subject to easements, rights of way, conditions, restrictions, and other matters of record.


The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse, except for Richard O'Neal and wife Janet L. O'Neal.

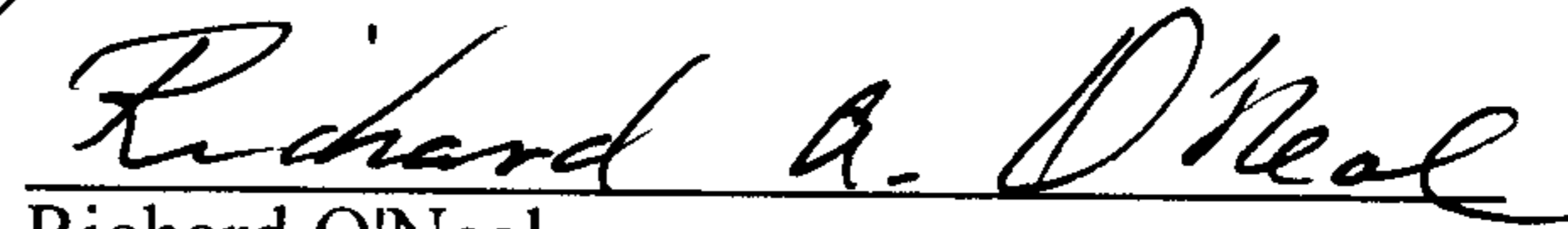
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

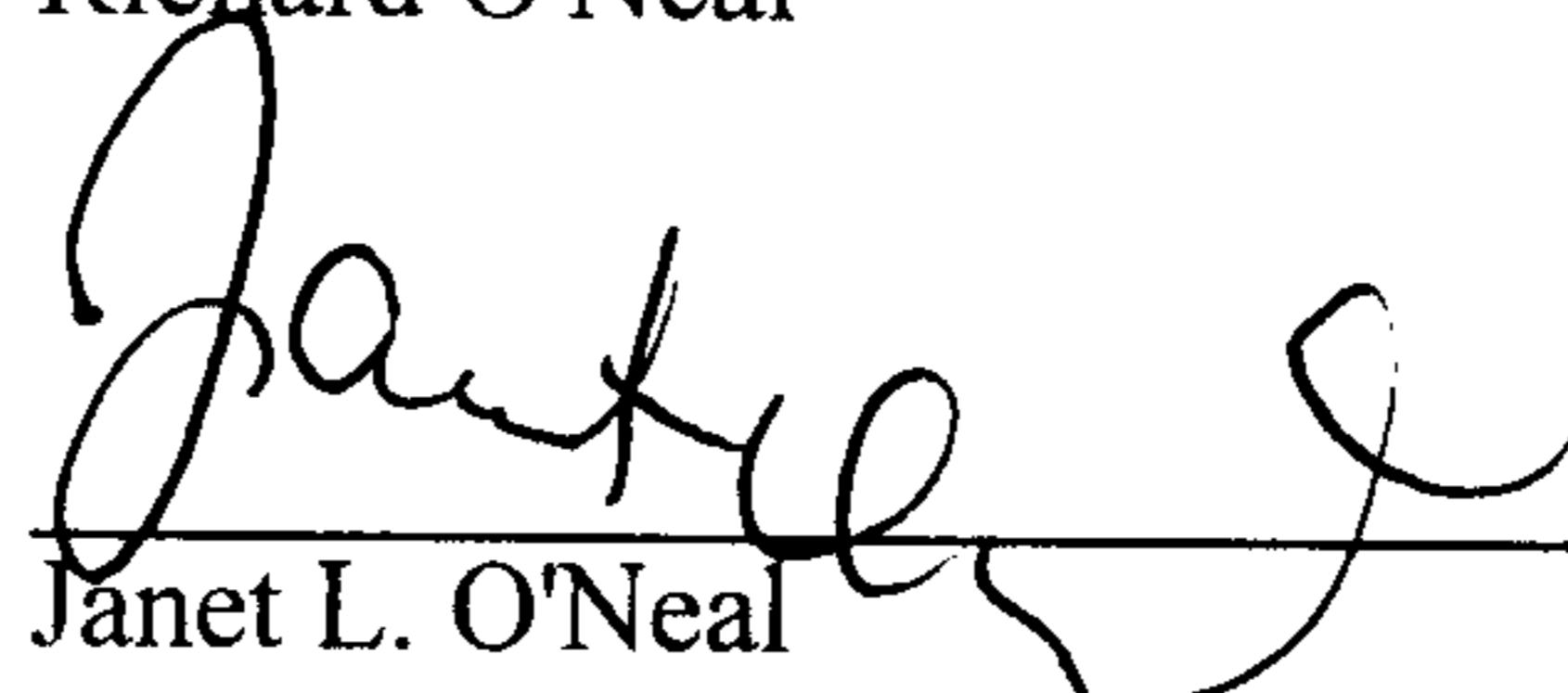
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 6th day of July, 2011.

  
David O'Neal

  
Yumato Kelley

  
Richard O'Neal

  
Janet L. O'Neal



20111017000307530 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
10/17/2011 09:51:49 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

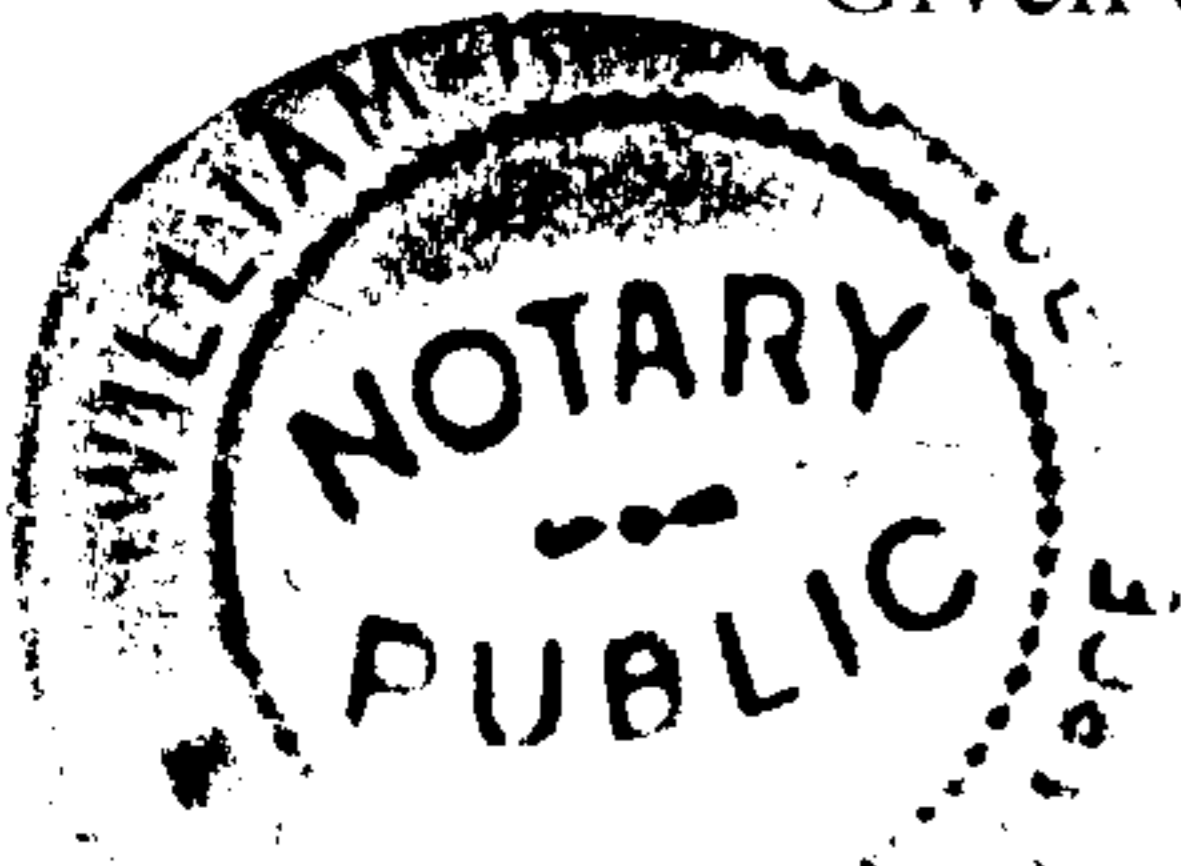
General Acknowledgment



20111017000307530 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
10/17/2011 09:51:49 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yumato Kelley, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of July, 2011.



William R. Gentry  
Notary Public

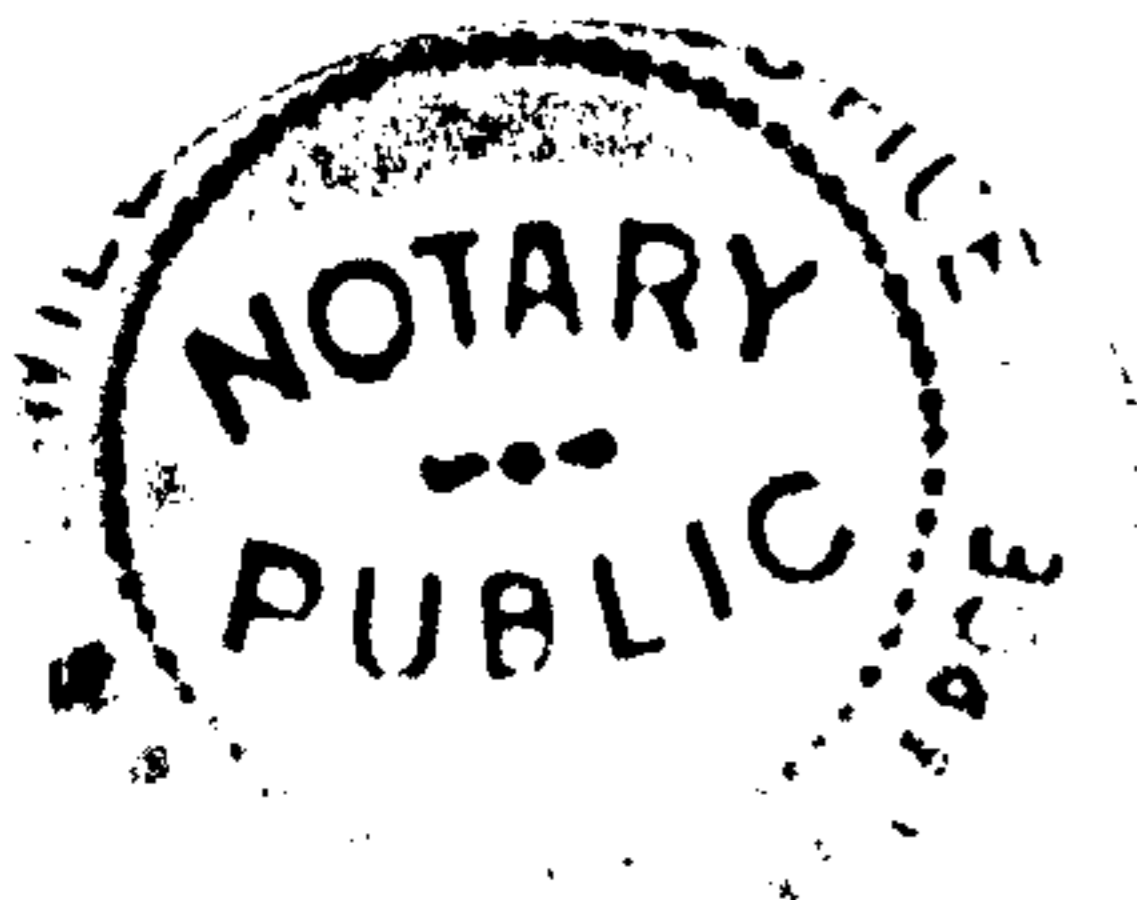
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard O'Neal and Janet L. O'Neal, 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 6<sup>th</sup> day of July, 2011.



William R. Gentry  
Notary Public

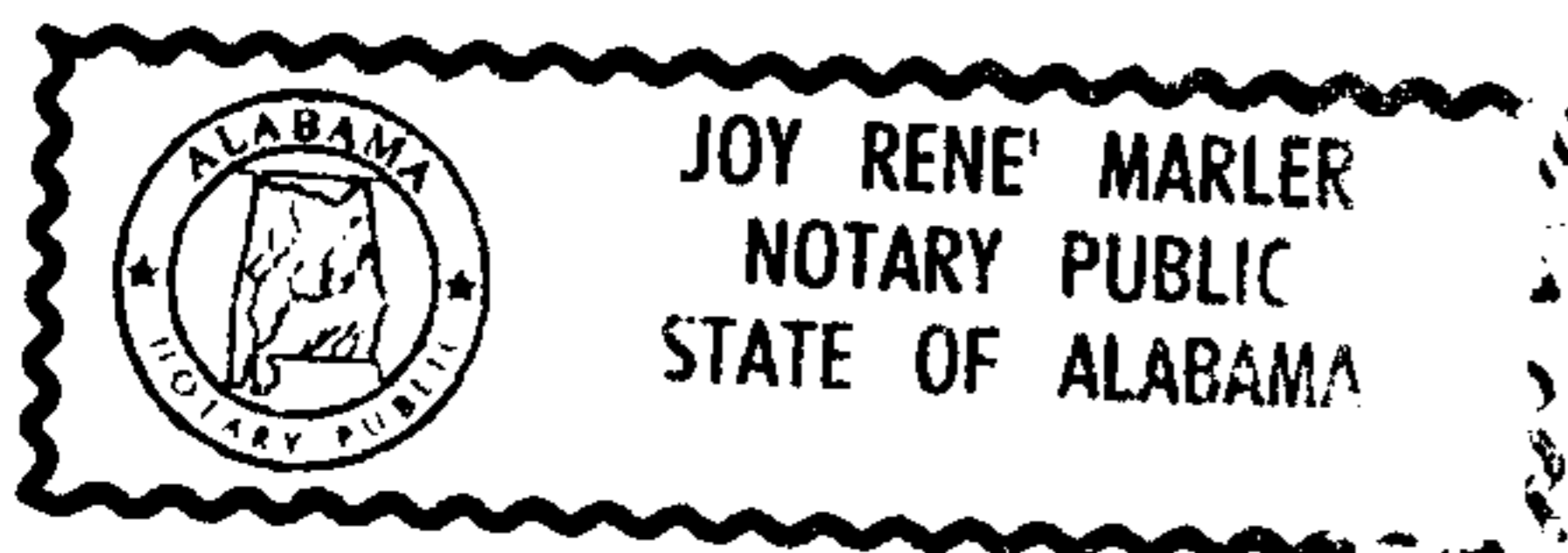
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David O'Neal, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of <sup>August</sup> ~~July~~, 2011.

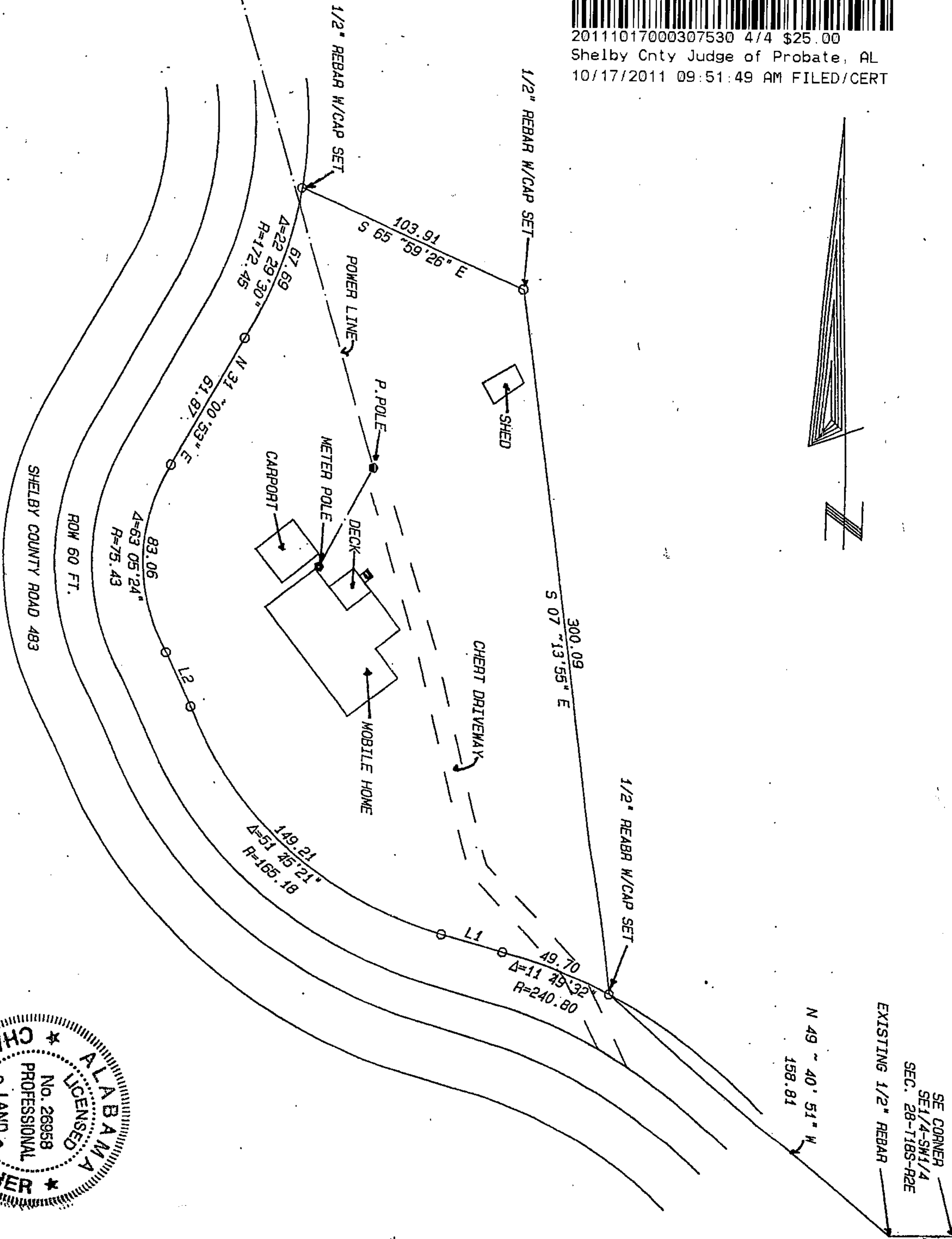
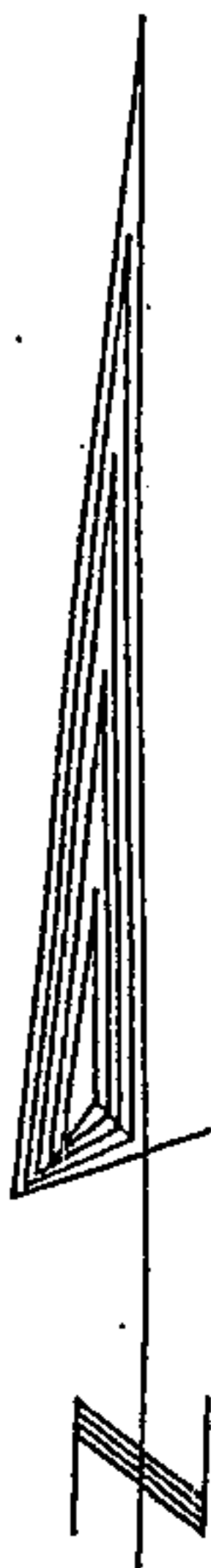


Joy Rene' Marler  
Notary Public

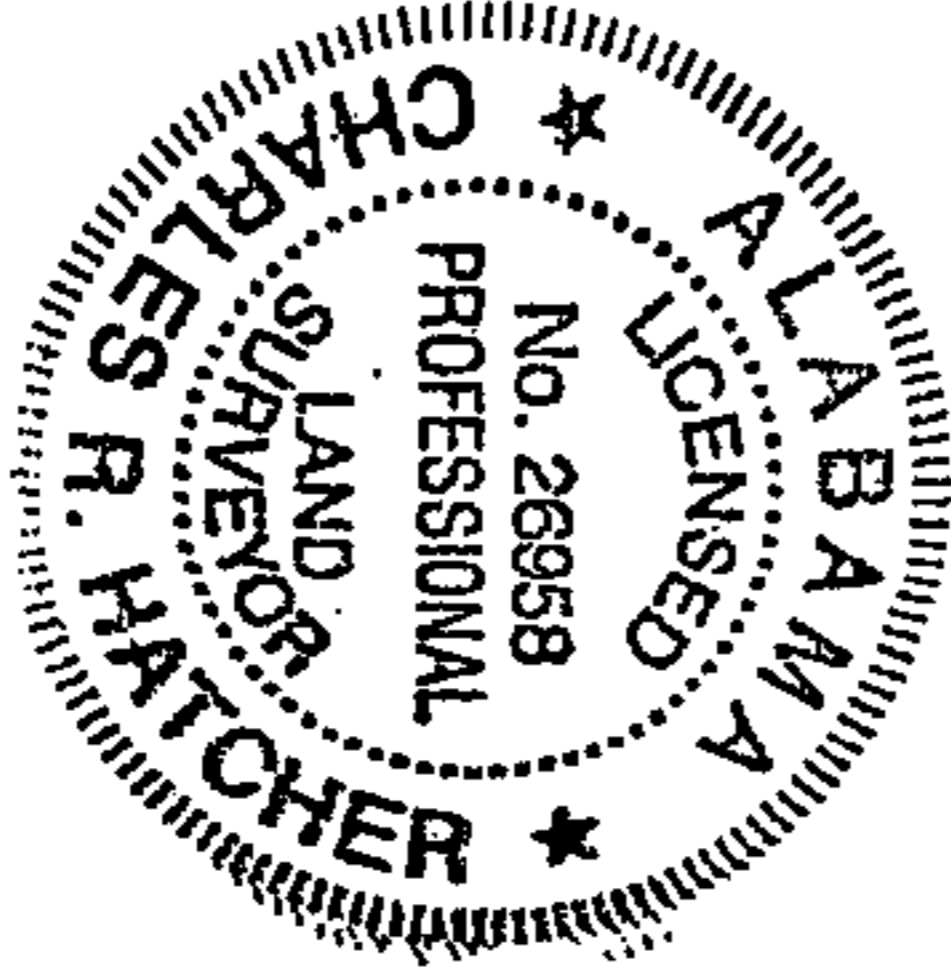
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Sept 20, 2014  
ISSUED THRU NOTARY PUBLIC UNDERWRITERS



20111017000307530 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
10/17/2011 09:51:49 AM FILED/CERT



Shelby County, AL 10/17/2011  
State of Alabama  
Deed Tax: \$4.00



1.00 ACRE PARCEL	
SHELBY COUNTY ROAD 483	
SHELBY COUNTY, ALABAMA	
CHARLES R. HATCHER, P.L.S. 1821 OLIVER STREET LEEDS, ALABAMA 35094	SCALE: 1" = 50' DATE: JUNE 26, 2011
(205) 699-7084	BOUNDARY SURVEY
(205) 943-1377	REF: BOOK CHS

CHARLES R. HATCHER LS NO. 26958

A 1.00 ACRE PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 2 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF ABOVE DESCRIBED QUARTER AND RUN ALONG THE SOUTH LINE OF SAID QUARTER N 89° 42' 37" W 646.48 FT. TO THE EASTERLY RIGHT OF WAY (60 FT.) OF SHELBY COUNTY ROAD 483; THENCE RUN A CHORD BEARING OF N 49° 40' 51" W 158.81 FT. TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID ROAD AND THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE TO THE LEFT HAVING A DELTA OF 11° 49' 32" AND A RADIUS OF 240.80 FT.; THENCE RUN ALONG THE ARC OF SAID CURVE 49.70 FT. (CHORD BEARING = N 69° 00' 10" W, CHORD = 49.61 FT.); THENCE RUN N 73° 56' 35" W 27.41 FT. TO THE POINT OF A CURVE TO THE RIGHT HAVING A DELTA OF 51° 45' 21" AND A RADIUS OF 165.18 FT.; THENCE RUN ALONG THE ARC OF SAID CURVE 149.21 FT. (CHORD BEARING = N 47° 52' 09" W, CHORD = 144.19 FT.); THENCE RUN N 25° 24' 28" W 25.68 FT. TO THE POINT OF A CURVE TO THE RIGHT HAVING A DELTA OF 63° 05' 24" AND A RADIUS OF 75.43 FT.; THENCE RUN ALONG THE ARC OF SAID CURVE 83.06 FT. (CHORD BEARING = N 01° 21' 55" E, CHORD = 78.92 FT.); THENCE RUN N 31° 00' 53" E 61.87 FT. TO THE POINT OF A CURVE TO THE LEFT HAVING A DELTA OF 22° 29' 30" AND A RADIUS OF 172.45 FT.; THENCE RUN ALONG THE ARC OF SAID CURVE 67.69 FT. (CHORD BEARING = N 21° 02' 43" E, CHORD = 67.26 FT.); THENCE LEAVING SAID ROW RUN S 65° 59' 26" E 103.91 FT.; THENCE RUN S 07° 13' 55" E 300.09 FT. TO THE POINT OF BEGINNING.

CONTAINING 1.00 ACRES.

REFERENCE PLAT BY CARL G. MOORE DATED APRIL 17, 2006. BEARINGS REFERRED TO RECORD.