

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242


SEND TAX NOTICE TO:

CAROLE W. STAATS
4104 CROSSINGS LANE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20111102000328570 1/2 \$273.00
Shelby Cnty Judge of Probate, AL
11/02/2011 12:29:51 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Fifty Eight Thousand and 00/100 Dollars (\$258,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, KELBY R. O'NEILL AND BRADLEY B. O'NEILL, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto CAROLE W. STAATS (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 72, ACCORDING TO THE SURVEY OF PHASE FOUR CALDWELL CROSSINGS 2ND SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 1st day of NOVEMBER, 2011.

Kelby R. O'Neill
KELBY R. O'NEILL
Bradley O'Neill
BRADLEY B. O'NEILL

STATE OF ALABAMA)
SHELBYCOUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KELBY R. O'NEILL, 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 1st day of NOVEMBER, 2011.


[Signature]
Notary Public
My Commission Expires: 9/27/2017

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BRADLEY B. O'NEILL, 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 1st day of NOVEMBER, 2011.

[Signature]
Notary Public
My Commission Expires: 9/27/2017


20111102000328570 2/2 \$273.00
Shelby Cnty Judge of Probate, AL
11/02/2011 12:29:51 PM FILED/CERT

Shelby County, AL 11/02/2011
State of Alabama
Deed Tax: \$258.00