

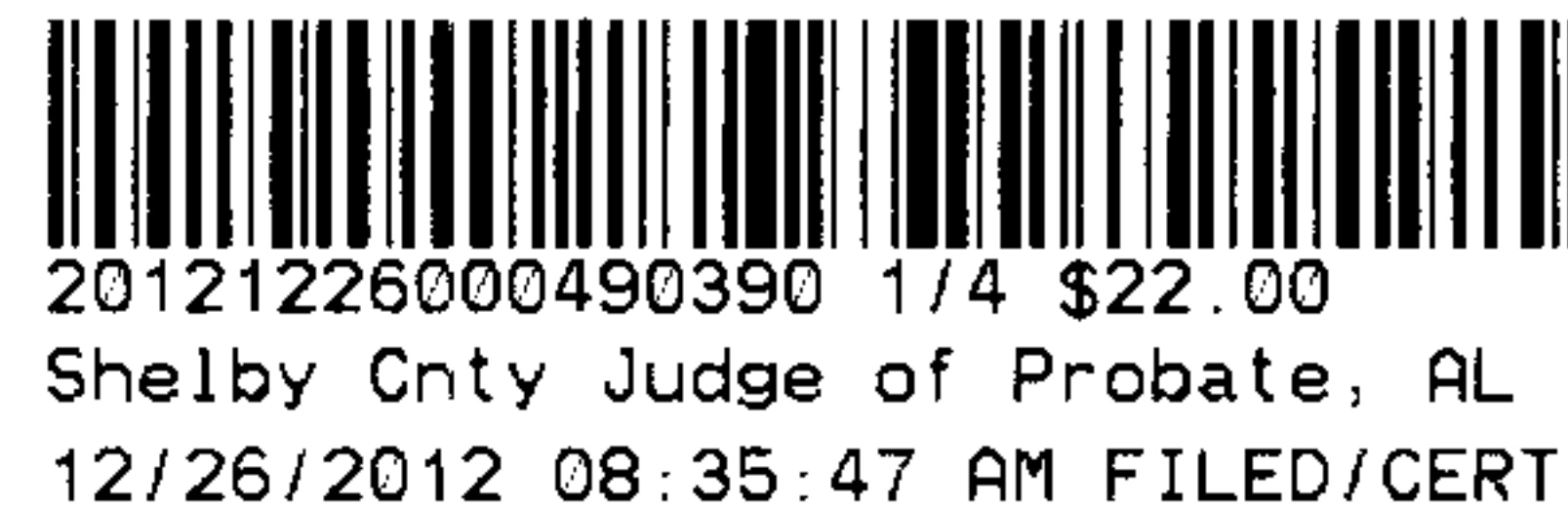
This Instrument was prepared without
examination of title by:

Pursuant to Will
Case No. 187299

C. Fred Daniels
Cabaniss, Johnston, Gardner,
Dumas & O'Neal LLP
Post Office Box 830612
Birmingham, Alabama 35283-0612

Send Tax Notice To:

Barbara J. O'Neal
3328 Country Club Road
Birmingham, Alabama 35213



PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

WHEREAS, Emmet O'Neal (also known as Emmet O'Neal, II) (the "Decedent") died testate at Birmingham, Alabama on or about the 2nd day of November, 2004, and at the time of his death was an inhabitant of Jefferson County, Alabama. The Last Will and Testament of Emmet O'Neal, deceased (the "Will"), was duly probated and admitted to record in the Probate Court of Jefferson County, Alabama in Case Number 187299. Letters Testamentary have been issued to **BARBARA J. O'NEAL**, as Personal Representative of the Estate of Emmet O'Neal, deceased.

WHEREAS, the Decedent owned a half-interest in certain real property located in Shelby County, Alabama, and more particularly described hereinbelow (the "Property").

WHEREAS, the Decedent's interest in the Property passes to the residue of his Estate (the "Residuary Estate"), and ARTICLE VI of the Will provides that the beneficiary of the Residuary Estate is the Decedent's spouse, Barbara J. O'Neal.

WHEREAS, as Personal Representative of the Estate of Emmet O'Neal, deceased, Barbara J. O'Neal is authorized to transfer the Decedent's interest in the Property to Barbara J. O'Neal, in her individual capacity, outright and free of trust.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned, **BARBARA J. O'NEAL**, in her capacity as Personal Representative of the Estate of Emmet O'Neal, deceased ("Grantor"), the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT,

BARGAIN, SELL, and CONVEY, forever, unto **BARBARA J. O'NEAL**, in her individual capacity ("Grantee"), the Decedent's interest in the following described real property situated in Shelby County, Alabama, to-wit:

A tract of land located in the Northwest quarter of the Northeast quarter of Section 10, Township 19, Range 2 West, more particularly described as follows:

Beginning at the point of the center line of the southeast end of the dam located on the property hereinafter described, thence southwesterly along the meanderings of the south shore of the lake below said dam to a point where said shore line intersects the south boundary of said Northwest quarter of Northeast quarter section, which said point of intersection is 320 feet more or less east of the southwest corner of said NW1/4 of the NE1/4; thence along said southern boundary of said NW1/4 of NE1/4 in an easterly direction to the point of its intersection with the south shore line of the lake created by said dam; thence along the meanderings of the western and southern shore of said lake to the point of beginning, containing one-half acre more or less.

together with all and singular the improvements thereon, fixtures, rights, easements, restrictions, rights-of-way, privileges, tenements and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is expressly subject to the following:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Property or that may be asserted by persons in possession of the Property.

3. Easements, restrictions, covenants, reservations, conveyances of minerals, rights-of-way, liens or encumbrances, or claims thereof.

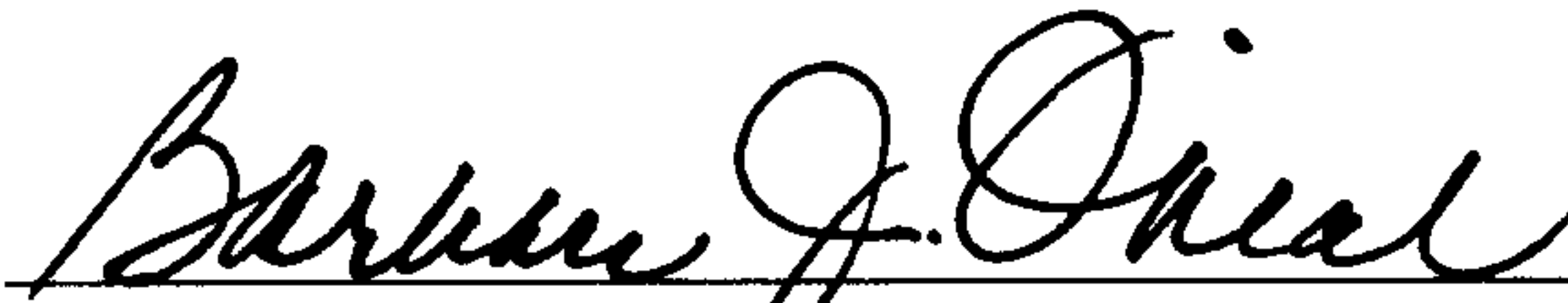
4. Any mining or mineral rights leased, granted or retained by current or prior owners.

5. Taxes or assessments for 2012 and subsequent years and not yet due and payable.

It is the intent of this Personal Representative's Deed to convey all of the interests of the Decedent and the Estate of Emmet O'Neal, deceased in the Property to Grantee.

TO HAVE AND TO HOLD the Property unto Grantee, her heirs, administrators and assigns, in fee simple forever.

IN WITNESS WHEREOF, Grantor has caused the due execution of this conveyance as of this the 16th day of December, 2012.




BARBARA J. O'NEAL, as Personal Representative of the Estate of Emmet O'Neal, deceased

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **BARBARA J. O'NEAL**, whose name, in her capacity as Personal Representative of the Estate of Emmet O'Neal, deceased, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in such capacity and with full authority, executed the same voluntarily as of the day the same bears date.

Given under my hand on this the 20th day of November, 2012.



Notary Public

[SEAL]
My Commission Expires: 12/29/15


20121226000490390 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/26/2012 08:35:47 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Barbara J. O'Neal
Mailing Address 3328 County Club Road
Birmingham, AL 35213

Grantee's Name O'Neal Steel, Inc.
Mailing Address 744 41st Street North
Birmingham, AL 35222

Property Address 2905 Hoehn Drive
Hoover, AL 35242

Date of Sale December, 2012

Total Purchase Price \$ _____

or

Actual Value \$ 170,000


or

Assessor's Market Value \$ _____

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)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

- ☒ Appraisal
☐ Other _____


20121226000490390 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/26/2012 08:35:47 AM FILED/CERT

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 December 20, 2012

Print O'Neal Steel, Inc.

O'Neal Steel, Inc.

Unattested

Cynthia C. Pessall
(verified by)

Sign

By: [Signature]

its Chairman

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1