

Send tax notice to:
Howard and Diedra O'Neal
1015 Bridle LN
Helena AL 35080

This instrument prepared by:
William C. Byrd, II
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to CATHY CLAYTON, a single women ("Grantor"), in favor of HOWARD AND DIEDRA O'NEAL, a married couple with joint rights of survivorship ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

As set forth on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever;
subject, to:

1. Ad valorem taxes for the 2013 tax year and thereafter.
2. All matters of record, and

Grantor does for herself, her heirs, successors and assigns, covenant with Grantee, their heirs, successors and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances except as set forth hereinabove; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, successors and assigns shall, warrant and defend the same to Grantee, their heirs, successors and assigns forever against the lawful claims of all persons.

Shelby County, AL 02/08/2013
State of Alabama
Deed Tax: \$60.00


20130208000056140 1/4 \$81.00
Shelby Cnty Judge of Probate, AL
02/08/2013 09:19:12 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of December, 2012.

GRANTOR:

Cathy Clayton
Cathy Clayton

STATE OF ALABAMA

)

:

SHELBY COUNTY

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Cathy Clayton, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2012.

Charlyn Sam Henderson
Notary Public

[NOTARIAL SEAL]

My commission expires **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: June 1, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20130208000056140 2/4 \$81.00
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EXHIBIT "A"
LEGAL DESCRIPTION

OVERALL NEW PARCEL TWO Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed North 02 06' 51" East along the East boundary of said quarter-quarter section for a distance of 648.08; thence proceed North 39 46' 22" West for a distance of 77.95 feet to the point of beginning. From this beginning point continue North 39 46' 22" West for a distance of 178.97 feet; thence proceed North 45 44' 34" West for a distance of 48.69 feet; thence proceed North 65 13' 16" West for a distance of 50.40 feet; thence proceed North 83 15' 01" West for a distance of 51.03 feet; thence proceed South 89 22' 05" West for a distance of 28.62 feet; thence proceed South 89 27' 29" West for a distance of 154.38 feet; thence proceed South 80 16' 48" West for a distance of 67.70 feet; thence proceed South 59 40' 38" West for a distance of 60.94 feet; thence proceed South 44 35' 34" West for a distance of 91.81 feet; thence proceed South 51 40' 15" West for a distance of 43.43 feet; thence proceed South 73 12' 15" West for a distance of 54.06 feet to a point on the East boundary of Shelby County Highway #95; thence proceed North 00 17' 00" West along said right-of-way a distance of 135.62 feet; thence proceed North 11 01' 36" East for a distance of 50.99 feet; thence proceed North 01 07' 00" West for a distance of 253.10 feet; thence proceed South 89 43' 00" West for a distance of 10.0 feet to a concave curve left having a radius of 2944.50 feet; thence proceed Northwesterly along the curvature of said curve and along the Easterly right-of-way of said road for a chord bearing and distance of North 00 49' 06" West, 43.64 feet; thence leaving said right-of-way proceed North 89 43' 00" East for a distance of 450.58 feet; thence proceed North 66 55' 39" East for a distance of 357.34 feet; thence proceed South 02 00' 52" West for a distance of 84.74 feet; thence proceed South 02 17' 11" West for a distance of 235.02 feet; thence proceed South 40 54' 00" East for a distance of 223.31 feet; thence proceed South 55 13' 14" West for a distance of 57.55 feet; thence proceed South 47 38' 14" West for a distance of 222.95 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, and also the NW 1/4 of Section 23, Township 20 South, Range 3 West Shelby County, Alabama and contains 7.87 acres

Less and except the following:

OLD PARCEL TWO Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed North 02 06' 51" East along the East boundary of said quarter-quarter section for a distance of 648.08; thence proceed North 39 46' 22" West for a distance of 77.95 feet to the point. Thence proceed North 39 46' 22" West for a distance of 178.97 feet; thence proceed North 45 44' 34" West for a distance of 48.69 feet; thence proceed North 65 13' 16" West for a distance of 50.40 feet; thence proceed North 83 15' 01" West for a distance of 51.03 feet; thence proceed South 89 22' 05" West for a distance of 28.62 feet; thence proceed North 00 35' 13" West a distance of 20.00' to a point. Said point being the point of beginning. Thence proceed South 89 27' 29" a distance of 154.36' to a point; thence proceed North 19 08' 32" East a distance of 206.62' to a point; thence proceed North 66 55' 39" East a distance of 263.60' to a point; thence proceed South 30 52' 44" East a distance of 244.15' to a point; thence proceed South 49 16' 10" West a distance of 183.84' to a point; thence proceed North 65 13' 16" West a distance of 62.68' to a point; thence proceed North 78 15' 01" West a distance of 55.49' to a point; thence proceed North 89 22' 05" West a distance of 29.28' to the point of beginning.

The above described land is located in the Northeast one-fourth of Section 22, Township 20 South, Range 3 West, and also the NW 1/4 of Section 23, Township 20 South, Range 3 West Shelby County, Alabama and contains 2.01 acres

Total transferred / added acreage (Overall New Parcel Two – Old Parcel Two) 7.87 Acres minus 2.01 Acres Equals 5.86 acres transferred / added


20130208000056140 3/4 \$81.00
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Real Estate Sales Validation Form

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

Grantor's Name Cathy Clayton
Mailing Address 1015 Bridle Lane
Helena, AL 35080

Grantee's Name Howard and Diedra O'Neal
Mailing Address 1015 Bridle Lane
Helena, AL 35080

Property Address 1015 Bridle Lane
Helena, AL 35080

Date of Sale 12-31-12
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 60,000

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

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 1-16-13

Print William C. Byrd, II

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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