

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
(Address) P.O. Box 1610
Alabaster, AL 35007

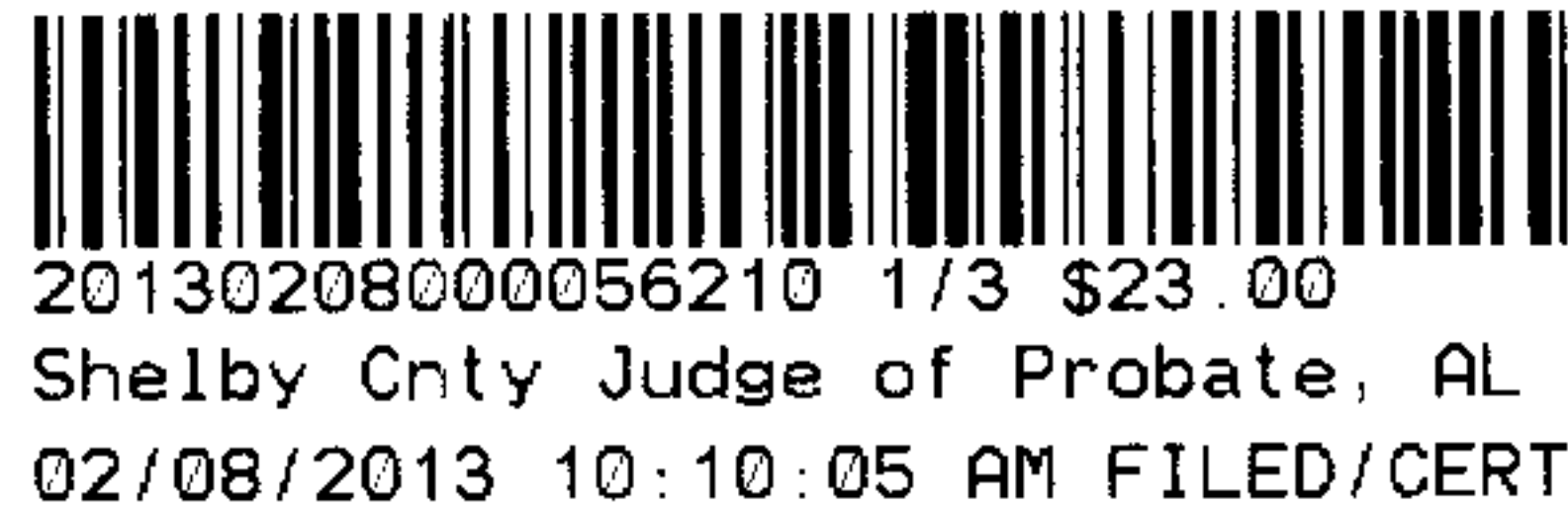
Send Tax Notice to:
(Name) Edgar McNeal
(Address) 640 Joinertown Rd.
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and 00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I,

Sara McNeal, an unmarried woman



(herein referred to as grantor) does grant, bargain, sell and convey unto

Edgar McNeal

(herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference for legal description.

This Deed prepared without benefit of title abstract or examination at grantee's and grantors' request.
This Deed prepared without benefit of a survey at grantee's and grantors' request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.

Sara McNeal is the sole surviving grantee of that certain deed from Ivy Lee McNeal, et. al, to Billy Junior and wife, Sara McNeal, executed on the 10th day of July, 1971 and recorded in Book 269, Page 128 in the Office of the Probate Judge of Shelby County, Alabama, Billy Junior McNeal having died on the 25th day of August, 1992.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 7th day of February, 2013.

WITNESS

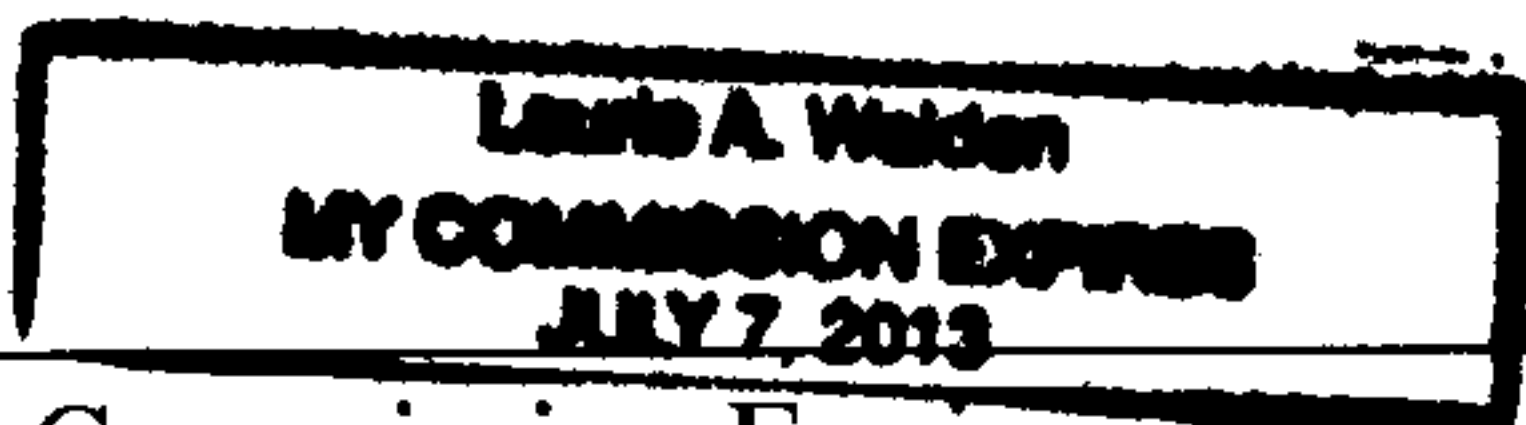
Sara McNeal (Seal) _____ (Seal)

Shelby County, AL 02/08/2013
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Sara McNeal 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 7th day of February, 2013.




My Commission Expires:

Laurie A. Walden
Notary Public

Exhibit "A"

That certain tract of land described as commencing at the point of intersection of the North line of the North Half of the SW $\frac{1}{4}$ of Section 23, Township 21, Range 1 West, with the East right of way line of the Public Road running from Columbia by way of the Southern Depot and into and beyond the Joiner Community, and being known as the Joiner Road, as said road existed on March 18, 1954, and run thence East along the North line of said North Half of the SW $\frac{1}{4}$ of said Section 23, a distance of 210 feet to a point; run thence in a Southeasterly direction and parallel with the East right of way line of said Joiner Road, as described above, a distance of 315 feet to the point of beginning of the parcel herein described; thence continue along the same course a distance of 105 feet; run thence west and parallel with the north line of said north Half of the SW $\frac{1}{4}$ of said Section 23, a distance of 105 feet; run thence in a northwesterly direction and parallel with the east right of way line of said Joiner Road a distance of 105 feet; run thence east a distance of 105 feet to the point of beginning, containing $\frac{1}{4}$ acre, more or less, and being a part of the property heretofore conveyed to Lonnie McNeal on March 18, 1954, as shown by deed recorded in Deed Book 165 at page 303, Office of Judge of Probate of Shelby County, Alabama.

Also, an easement for ingress and egress over and across the property of the grantors lying west of the above described parcel and east of the Old Joiner Road, as designated above (which is now a paved Shelby County Highway), said easement being of a uniform width of 20 feet connecting said above described parcel with said Joiner Road.


20130208000056210 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
02/08/2013 10:10:05 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 Sara McNeal
Mailing Address 9534 S Main St
Wilsonville Ar
35186

Grantee's Name Edgar McNeal
Mailing Address 640 Joinertown Rd
Columbiana Al
35051

Property Address 640 Joinertown Rd
Columbiana Al
35051

Date of Sale 2/7/13
Total Purchase Price \$ 5000.00

or
Actual Value \$ _____

or

Assessor's Market Value \$ _____



20130208000056210 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
02/08/2013 10:10:05 AM FILED/CERT

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 2/8/13

Print Sara McNeal

☐ Unattested

Sign Sara McNeal

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1