

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Benoit Charlot
Kathy Charlot
327 Ivy Hills Circle
Calera, AL 35040

Warranty Deed



20130624000257990 1/2 \$52.00
Shelby Cnty Judge of Probate, AL
06/24/2013 01:38:06 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$117,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Glenda Lee O'Neal formerly Glenda Lee a/k/a Glenda Ellison Lee, and Husband Emory B. O'Neal, whose mailing address is 505 Newberry Drive Weaver, AL 36277 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Benoit Charlot and Kathy Charlot, whose mailing address is 327 Ivy Hills Circle, Calera, AL 35040 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 327 Ivy Hills Circle, Calera, AL 35040; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

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

Note; \$80,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Glenda Lee O'Neal formerly Glenda Lee a/k/a Glenda Ellison Lee, and Husband Emory B. O'Neal has/have hereunto set his/her/their hand(s) and seal(s) , this 31st day of May, 2013.

Glenda Lee O'Neal
Glenda Lee O'Neal
Emory B. O'Neal
Emory B. O'Neal

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that and Glenda Lee O'Neal and Emory B. O'Neal, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, She executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 31st day of May, 2013.

[Signature]
Notary Public

Commission Expires: 10/31/2016

Shelby County, AL 06/24/2013
State of Alabama
Deed Tax: \$37.00

EXHIBIT "A"
Legal Description

Lot 31, according to the plat of Old Ivy Subdivision, Phase II, being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, as recorded in Map Book 36, Page 6-A, and Document #20051027000561200, in the Office of the Judge of Probate Of Shelby County, Alabama.

