

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051



20150828000299630 1/3 \$81.50  
Shelby Cnty Judge of Probate, AL  
08/28/2015 11:23:53 AM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Michael P. O'Connor, Jr. and wife Carol T. O'Connor (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Michael P. O'Connor III and Mary Michelle O'Connor (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Beginning at the Northwest corner of Northwest quarter of Southwest quarter of Section 36, Township 20 South, Range 2 West; thence N 89° 32' 24" E, a distance of 140.59 feet to the point of beginning; thence S 04° 47' 32" E, a distance of 379.77 feet; thence N 89° 37' 43" E, a distance of 497.52 feet to the Westside margin of a county road; thence N 09° 29' 37" E, a distance of 172.03 feet to the Westside margin of a county road; thence N 12° 25' 32" E, a distance of 215.42 feet to the Westside margin of a county road; thence S 89° 32' 32" W, a distance of 603.99 feet to the POINT OF BEGINNING.

Said property contains 4.8 acres, more or less.

Subject to easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless

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State of Alabama  
Deed Tax: \$61.50

otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 28<sup>th</sup> day of August, 2015.

Michael P. O'Connor, Jr.  
Michael P. O'Connor, Jr.

Carol T. O'Connor  
Carol T. O'Connor

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael P. O'Connor, Jr. and Carol T. O'Connor, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of August, 2015.

William R. Justice  
Notary Public



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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

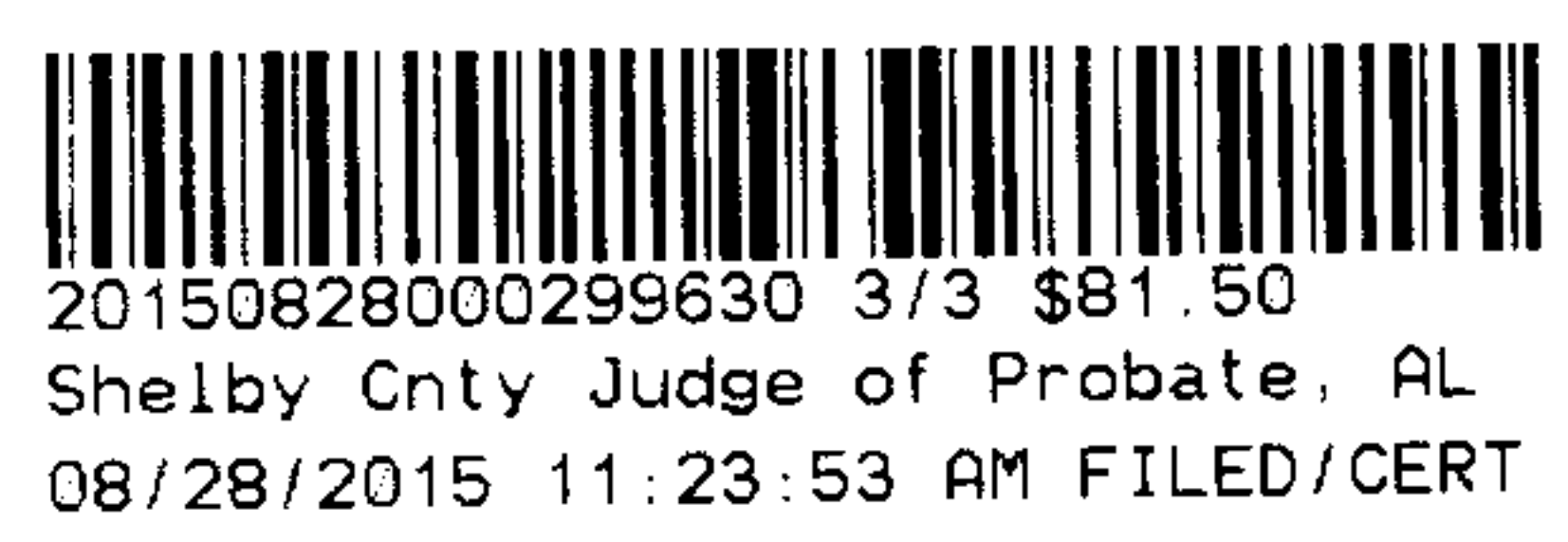
Grantor's Name Michael P. & Carol T. O'Connor, Jr.
Mailing Address 132 Cedar Grove Parkway
Maylene, AL 35114

Grantee's Name Michael P. & Mary Michelle O'Connor III
Mailing Address 422 Ballantrae Rd
Pelham, AL 35124

Property Address 82 Bounds Landing Rd

Date of Sale 8-28-15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 61,360.00

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 8-28-15

Print Michael P. O'Connor, Jr.

Unattested (verified by)

Sign Michael P. O'Connor Jr. (Grantor/Grantee/Owner/Agent) circle one