

SEND TAX NOTICE TO:

(Name) Alvin McNeal

(Address) 660 Joinertown Road; Columbiana, AL 35051

This instrument was prepared by

(Name) Alvin McNeal (DOB 10-1-1945)

(Address) 660 Joinertown Road; Columbiana, AL 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:



20160812000288910 1/3 \$34.50

Shelby Cnty Judge of Probate, AL

08/12/2016 02:04:54 PM FILED/CERT

That in consideration of \$34,060.00 (\$11,353.34)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Alvin McNeal

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Alvin McNeal and wife, Billie Jean McNeal, Vickie McNeal Mizzell and James ELvin McNeal

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
County, Alabama, to-wit:

\*See Attached Description\*

Shelby County, AL 08/12/2016  
State of Alabama  
Deed Tax: \$11.50

TO HAVE AND TO HOLD to the 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 said GRANTEES, 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 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.

IN WITNESS WHEREOF, have hereunto set hands(s) and seal(s), this 10<sup>th</sup>  
day of August, 2016.

Alvin McNeal

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Charity R. Hogg, a Notary Public in and for said County, in said State,  
hereby certify that Alvin 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 he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of August, A. D., 2016

Charity R. Hogg  
Notary Public

exp 3-31-2020



20160812000288910 2/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
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That certain tract of land described as commencing at the point of intersection of the North line of the North Half of the SW1/4 of Section 23, Township 21, Range 1 West, with the East right of way line of the Public Road running from Columbiana 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 SW1/4 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 105 feet to the Northeast corner of Jesse and Gimme Lou McNeal property, as described in deed recorded in Deed Book 217 at page 619, Office of Judge of Probate of Shelby County, Alabama, which is the point of beginning of the parcel herein described; thence continue along the same course a distance of 210 feet to the Northeast corner of Billy Junior and Sara McNeal property; run thence West and parallel with the North line of said North Half of the SW1/4 of said Section 23 and along the North line of said Billy Junior and Sara McNeal property a distance of 105 feet; run thence in a Southeasterly direction and parallel with the East right of way line of said Joiner Road and along the West line of said Billy Junior and Sara McNeal property a distance of 105 feet to the South line of property heretofore conveyed to Lonnie McNeal on March 18, 1954, as shown by deed recorded in Deed Book 165 at page 303 in said Probate Office; run thence West and parallel with the North line of said North Half of SW1/4 of said Section 23 a distance of 105 feet to the East right of way line of said Joiner Road; run thence in a Northwesterly direction along the East right of way line of said Joiner Road a distance of 315 feet to the Southwest corner of said Jesse and Gimme Lou McNeal property; run thence East, parallel with the North line of said North Half of the Southwest Quarter of said Section 23, and along the South line of said Jesse and Gimme Lou McNeal property, a distance of 210 feet to the point of beginning.

Subject to easement of uniform width of 20 feet connecting said property of Billy Junior and Sara McNeal with the Old Joiner Road.

The grantor warrants that Ivy Lee McNeal, the former owner of the above described property is now deceased, having died Intestate while a resident of Shelby County, Alabama, and that the grantee, Alvin McNeal is the last living child of the said, Ivy Lee McNeal. I do for myself and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that we will and 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.



# Real Estate Sales Validation Form

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

Grantor's Name Alvin McNeal  
Mailing Address 660 Joinertown Rd  
Columbiana, AL 35051

Grantee's Name Alvin & Billie Jean McNeal  
Mailing Address 660 Joinertown Rd  
Columbiana, AL 35051  
James E. McNeal  
660 Joinertown Rd  
Columbiana, AL 35051  
Dickie McNeal Mizzell  
271 Mizzell Rd  
Columbiana, AL 35051

Property Address 644 Joinertown Rd  
Columbiana, AL 35051  
660 Joinertown Rd  
Columbiana, AL 35051

Date of Sale 8-10-16

Total Purchase Price \$

or

Actual Value \$


or

Assessor's Market Value \$ 34,000.00 (811,353.34)<sup>1/3</sup>

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

  
20160812000288910 3/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
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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 8/10/16

Print Dickie Mizzell

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1