

Send tax notice to:  
RANDEE C. LANHAM  
110 FLAGSTONE DRIVE  
CHELSEA, AL, 35043

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2017324      **20170619000216600**  
**06/19/2017 01:05:11 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JENNIFER O'NEAL and PATRICK O'NEAL, wife and husband **whose mailing address is:**  
1108 Polo Downs, Chelsea AL 35043 (hereinafter referred to as "Grantors") by RANDEE C. LANHAM and REBECCA H. LANHAM **whose property address is:** 110 FLAGSTONE DRIVE, CHELSEA, AL, 35043 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 23, according to the Survey of Flagstone, as recorded in Map Book 36, Page 131, Shelby County, Alabama Records.**

JENNIFER O'NEAL IS ONE AND THE SAME AS JENNY HOMLER


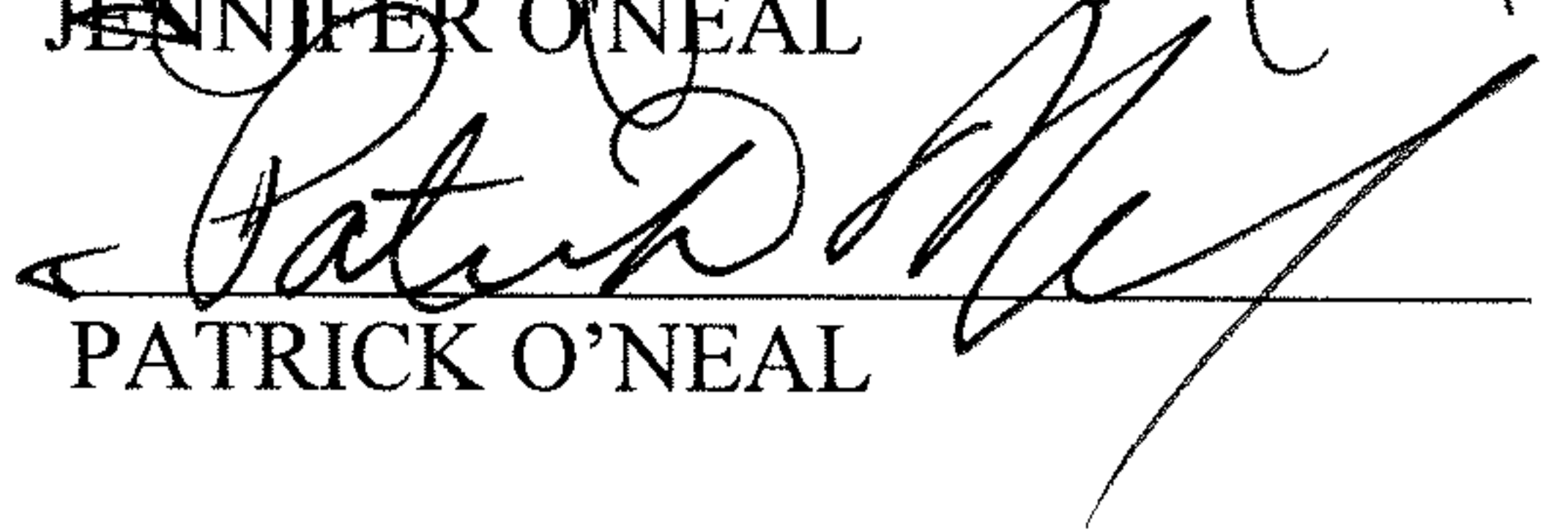
SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Subject to all easements, encroachments, building set back lines, rights-of-ways, as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
3. Subject to Mineral and Mining Rights now owned by Grantor(s).
4. Subject to any applicable zoning ordinances.
5. Subject to all matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 36, Page 131.
6. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 230, Page 834; Deed Volume 236, Page 158; Deed Volume 216, Page 616; Deed Volume 230, Page 832 and Deed Volume 126, Page 67.
7. Drainage Easement as set out in Deed Volume 232, Page 560.
8. Easement conveyed by instrument recorded in Inst. 1999-31796
9. Coal, oil, gas and other mineral interest in, to or under the land.
10. Restrictions appearing of record in Inst #20060421000186810.

\$140,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.  
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

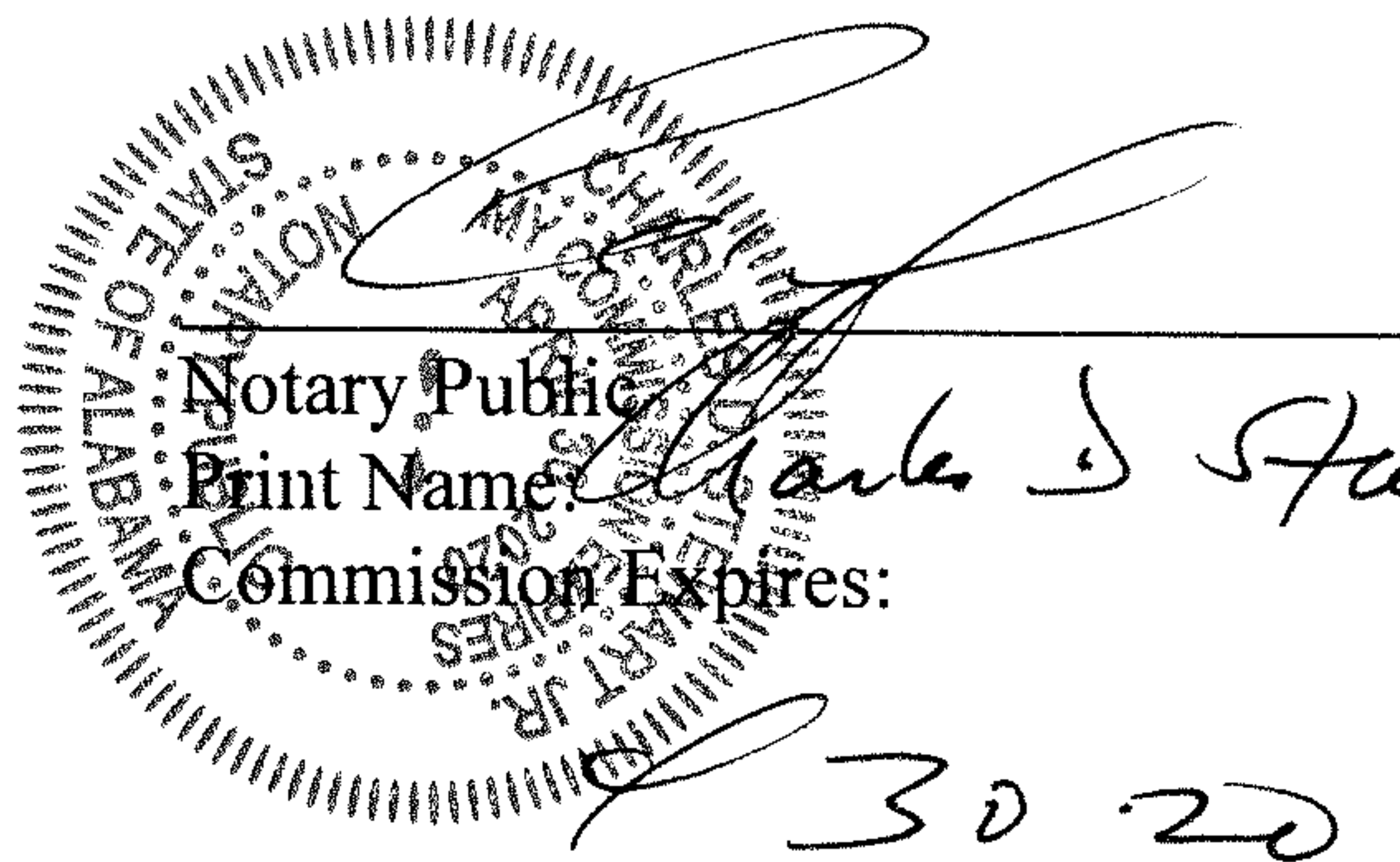
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 15th day of June, 2017.

  
JENNIFER O'NEAL  
  
PATRICK O'NEAL

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER O'NEAL and PATRICK O'NEAL whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of June, 2017.

  
Notary Public  
Print Name: Charles S. Stewart Jr.  
Commission Expires: 30 20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/19/2017 01:05:11 PM  
\$153.00 CHERRY  
20170619000216600

