

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-19-25358

Send Tax Notice To: Michael Dewayne O'Neal
Shelby O'Neal

5 Circle One
Shelby AL 35143

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Four Thousand Dollars and No Cents (\$44,000.00)**, 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, **Vanessa Roberson**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Dewayne O'Neal and Shelby O'Neal**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to taxes for 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$33,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of April, 2019.



Vanessa Roberson

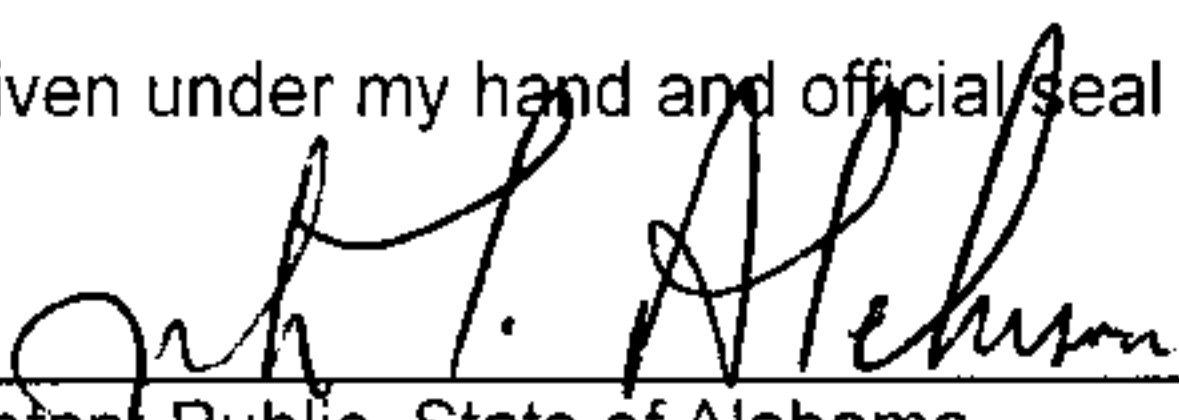

20190416000123590 1/3 \$32.00
Shelby Cnty Judge of Probate, AL
04/16/2019 10:36:08 AM FILED/CERT

State of Alabama

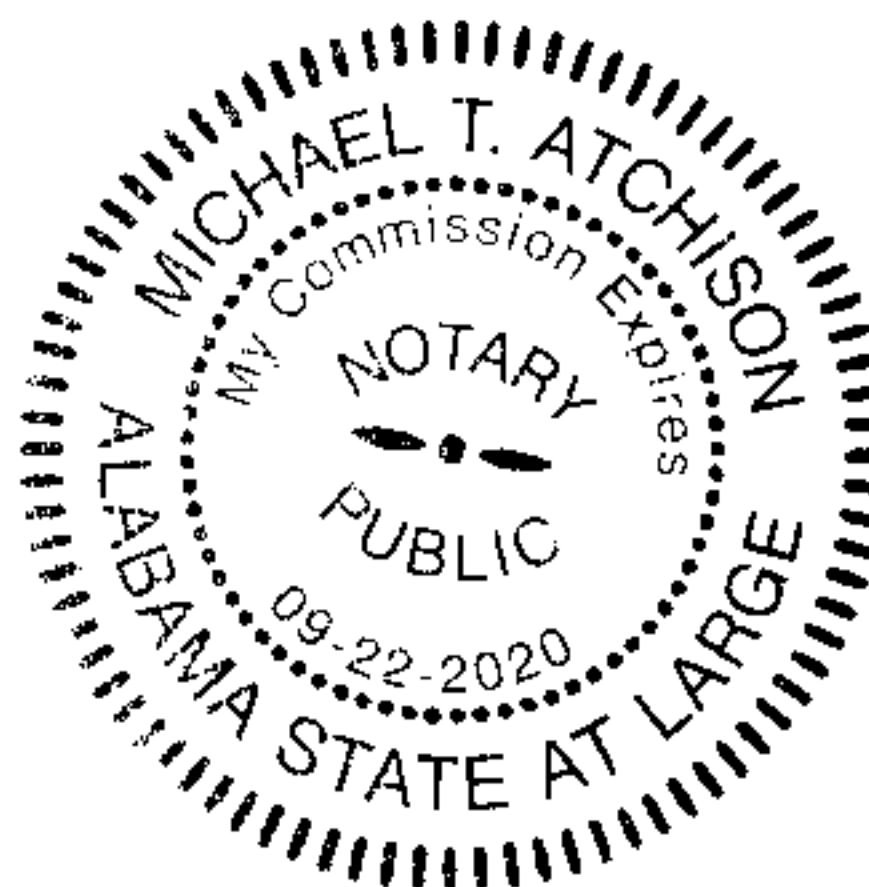
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Vanessa Roberson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of April, 2019.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 04/16/2019
State of Alabama
Deed Tax: \$11.00

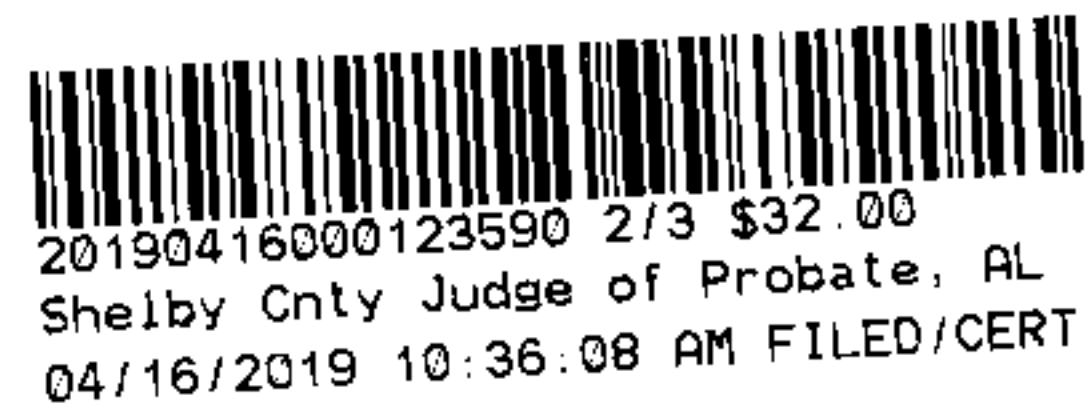
EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land lying in the Southwest Quarter of the Northeast Quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 1-inch open top pipe found at the Northwest corner of said 1/4-1/4; thence run South 00 degrees 00 minutes 00 seconds East along the West line of said 1/4-1/4 a distance of 448.16 feet to a 1/2-inch rebar set and the point of beginning; thence run South 89 degrees 55 minutes 6 seconds East a distance of 257.33 feet to a 1/2-inch rebar set; thence run South 21 degrees 23 minutes 17 seconds East a distance of 768.32 feet to a capped iron "king" found on the Northerly right of way of County Highway 48; thence run along said Northerly right of way a chord of North 69 degrees 40 minutes 21 seconds West for a distance of 339.94 feet to a 1/2-inch rebar set; thence leaving said Northerly right of way run North 00 degrees 00 minutes 00 seconds West a distance of 229.95 feet to a 1/2-inch rebar set; thence run North 90 degrees 00 minutes 00 seconds West a distance of 218.75 feet to a 1/2-inch rebar set; thence run North 00 degrees 00 minutes 00 seconds East along said West line a distance of 367.73 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated December 12, 2003.



Real Estate Sales Validation Form

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

Grantor's Name Vanessa Roberson

Grantee's Name Michael Dewayne O'Neal
Shelby O'Neal

Mailing Address

3387 N Wildewood Dr
Peiham AL 35124

Mailing Address

5 Circle One
Shelby AL 35143

Property Address

Hwy 48
Wilsonville, AL 35186

Date of Sale April 10, 2019

Total Purchase Price \$44,000.00

or

Actual Value

or

Assessor's Market Value

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 of 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).

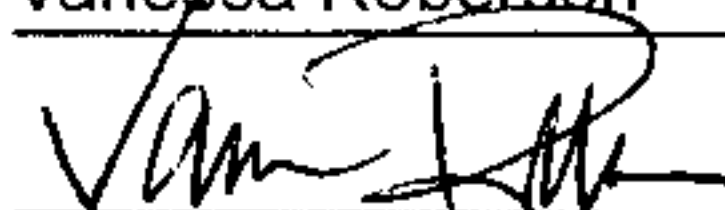
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 09, 2019

Print Vanessa Roberson


Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one


20190416000123590 3/3 \$32.00
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Form RT-1