

This Instrument Was Prepared By:
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Law Offices of Christopher R. Smitherman, LLC
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Kenneth Dale Oneal
6451 Highway 119
Montevallo, Alabama 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED WITH RESERVATION OF
) LIFE ESTATE IN FAVOR OF GRANTOR**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Hundred and 00/100 Dollars (\$500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hazel A. Oneal fka Hazel Davis, a widow woman of Richard H. Davis**, hereinafter called "Grantor," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Kenneth Dale Oneal, a married man**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, however subject to the reservations set out herein to the following described real estate, situated in **Shelby County**, Alabama, to-wit:

PART OF THE NW ¼ OF THE SE ¼ OF SECTION 26, TOWNSHIP 21, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID NW ¼ OF SE ¼ AND RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NW ¼ OF SE ¼ TO A POINT ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 261 FEET WEST OF POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE WESTERLY LINE OF OF THE SILURIA-MONTEVALLO ROAD FOR POINT OF BEGINNING; THEN CONTINUE EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TO POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID SILURIA-MONTEVALLO ROAD; THENCE TURN TO THE LEFT AND RUN NORTHERLY ALONG THE WESTERLY LINE OF SILURIA MONTEVALLO ROAD 357 FEET; THENCE TURN TO THE LEFT AND RUN WESTERLY ALONG A COURSE WHICH WOULD INTERSECT AT RIGHT ANGLES WITH THE WEST LNE OF SAID QUARTER QUARTER SECTION, IF EXTENDED THERETO, 261 FEET; THENCE TURN TO THE LEFT AN RUN IN A STRAIGHT LINE TO POINT OF BEGINNING.

SAID DEED BEING FOUND AT SHELBY COUNTY PROBATE OFFICE BOOK 141 PAGE 265 ALSO DESCRIBED AS PARCEL 23-7-26-0-001-017.000.

Subject to all items of record.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE.

NOTE: The Grantor expressly reserves, and it is expressly agreed that the Grantor shall have, for Grantor and Grantor's assigns, the full possession, benefit, and use of the described property, as well as of the rents, issues, and profits from it, for and during Grantor's natural life.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, subject to the reservations herein, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenants with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantor thereto on this date the 25 day of July, 2019.

GRANTOR

Hazel A. Oneal (L.S.)
Hazel A. Oneal

Shelby County, AL 08/01/2019
State of Alabama
Deed Tax \$146.50

STATE OF ALABAMA

)

ACKNOWLEDGMENT

SHELBY COUNTY

)

I, Chris S. Therman, a Notary Public for the State at Large, hereby certify that the above posted names, Hazel A. Oneal, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 25 day of July, 2019.

NOTARY PUBLIC

My Commission Expires:

4/26/2020



20190801000277420 2/3 \$168.50
Shelby Cnty Judge of Probate, AL
08/01/2019 03:09:41 PM FILED/CERT



20190801000277420 3/3 \$168.50
Shelby Cnty Judge of Probate AL
08/01/2019 03:09:41 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Hazel Davis
Mailing Address 6451 Hwy 119
Monterello, AL 35115

Grantee's Name Kenneth D O'Neal
Mailing Address Same

Property Address Same

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 146,140

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 8-1-2019

Print Kenneth D O'Neal

Sign Kenneth D O'Neal

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

(verified by)

Sandra K
8/1/2019 assessed