

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.  
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:  
Mike T. Atchison  
Attorney at Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Michael F. O'Neal

STATE OF ALABAMA)  
COUNTY OF SHELBY)

## WARRANTY DEED



20201208000560310 1/4 \$87.00  
Shelby Cnty Judge of Probate, AL  
12/08/2020 09:49:09 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Michael F. O'Neal, a man, Megan Brown, a woman and Melisa O'Neal, a single woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Michael F. O'Neal* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*Beg. Int. E/L of NE ¼ & N R/W of ST. HWY 25, W., along Rd R/W 210' SW 210' S along E R/W of Mizzell Rd 210' E along N R/W of ST. HWY. 25 210' to POB.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.
3. This property constitutes no part of homestead of the grantor, or of his/her spouse.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4<sup>th</sup> day of *December*, 2020.

  
Michael F. O'Neal

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Michael F. O'Neal*, 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 4<sup>th</sup> day of *December*, 2020.

*April Clark*  
Notary Public  
My Commission Expires: 9/1/2024



*Megan Brown*

Megan Brown



20201208000560310 274 \$87.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Megan Brown**, 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.

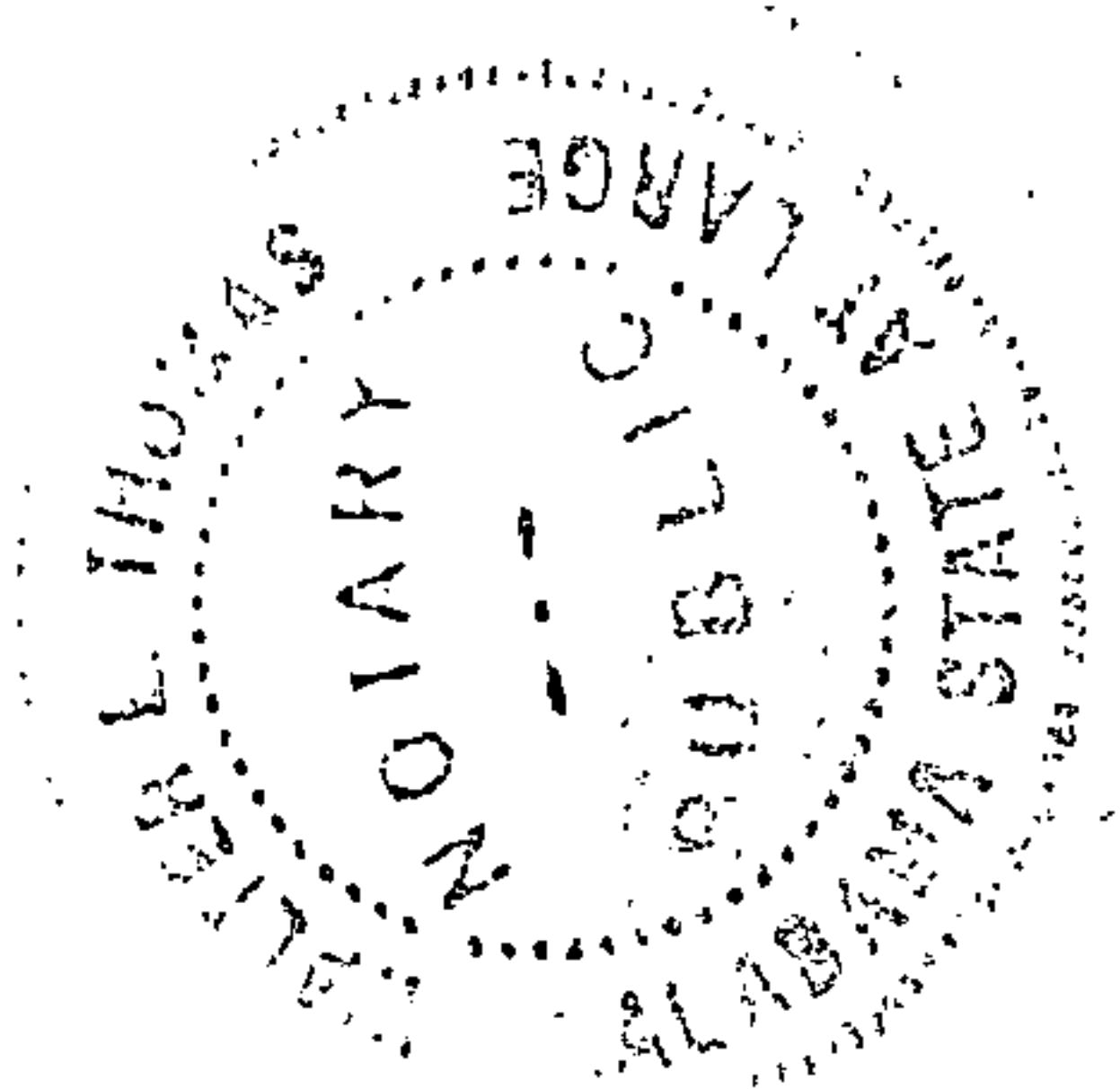
Given under my hand and official seal this 4<sup>th</sup> day of ~~November~~ <sup>December</sup>, 2020.

*Walt S Thorne*

Notary Public

~~My Commission Expires: 9/1/2024~~

**My Commission Expires 5/28/24**



~~Melisa O'Neal by Tanya Cotney as guardian~~

*Tanya Cotney*

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Melisa O'Neal by Tanya Cotney as guardian**, 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          day of November, 2020.

~~Notary Public~~

~~My Commission Expires: 9/1/2024~~

*Tanya Cotney*  
Melisa O'Neal by Tanya Cotney as guardian

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Melisa O'Neal by Tanya Cotney as guardian**, 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.

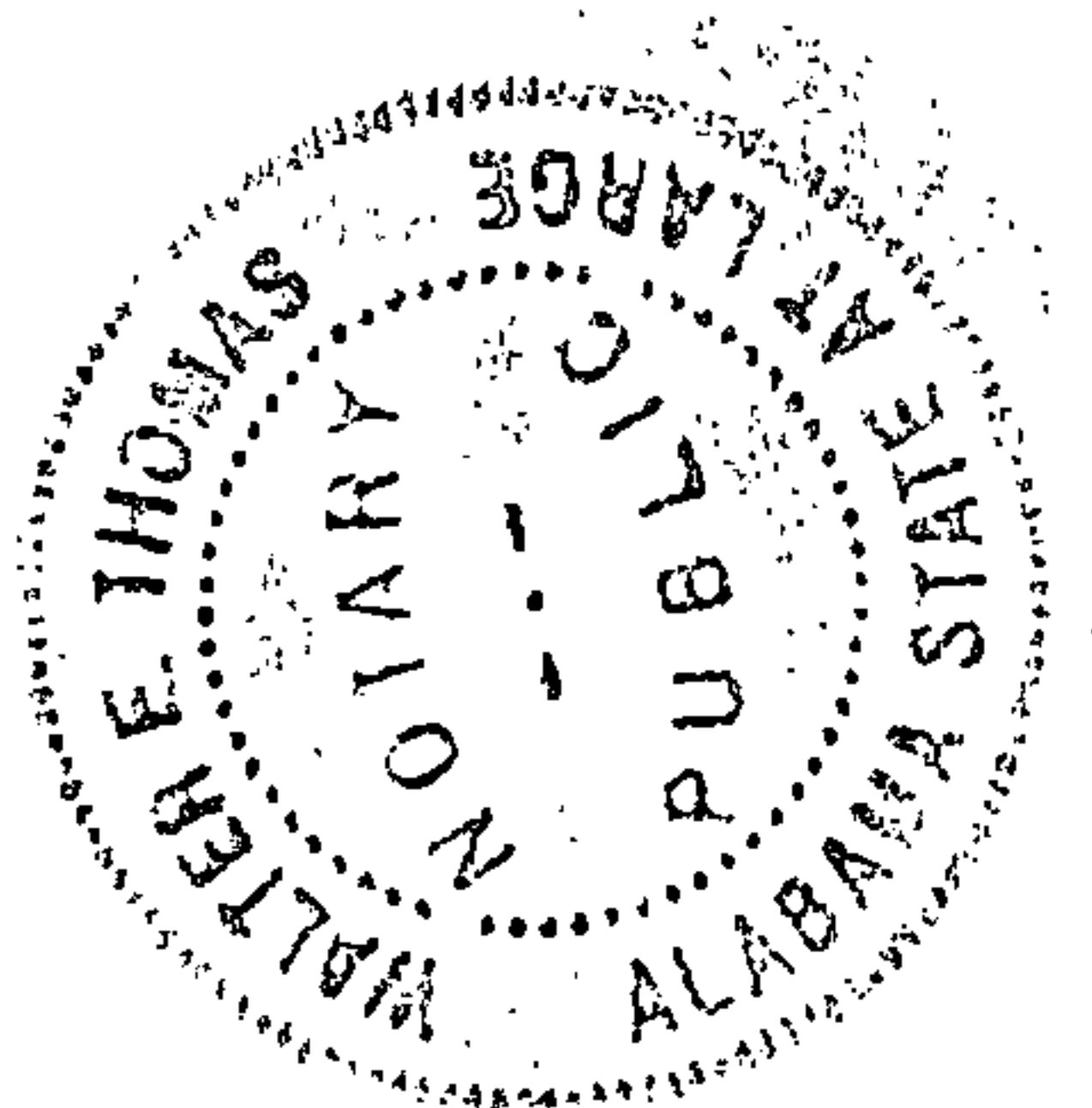
Given under my hand and official seal this 4<sup>th</sup> day of ~~November~~ December, 2020.

*Walter E. Thomas*

Notary Public

My Commission Expires: 9/17/2024

My Commission Expires 5/28/24



20201208000560310 3/4 \$87.00  
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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  
Mailing Address

Michael, Megan, Malisa O'Neal

Grantee's Name Michael F O'Neal  
Mailing Address

Property Address

30 mizell Rd  
Columbiana, AL  
35051

Date of Sale Dec. 4<sup>th</sup> 2020

Total Purchase Price \$

or

Actual Value \$ 55,000

or

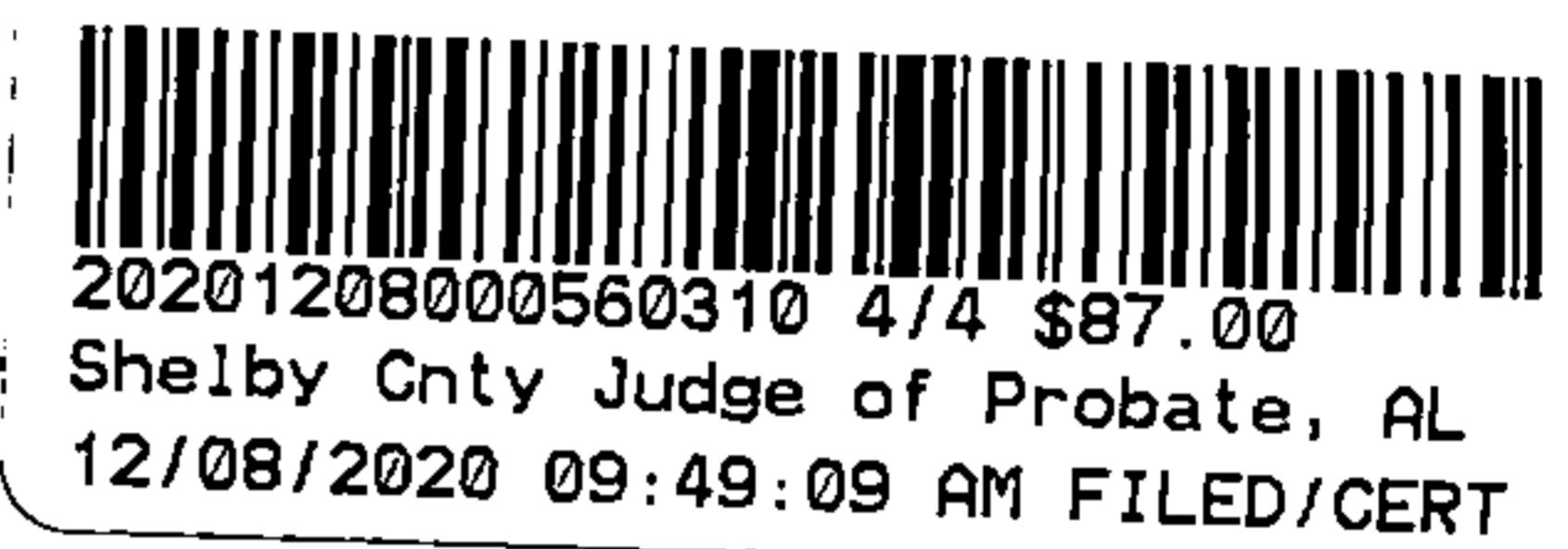
Assessor's Market Value \$

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 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 12/4/2020

Print Michael F O'Neal

Unattested

Sign Michael F O'Neal

(verified by)

(Grantor/Grantee/Owner/Agent) circle one