

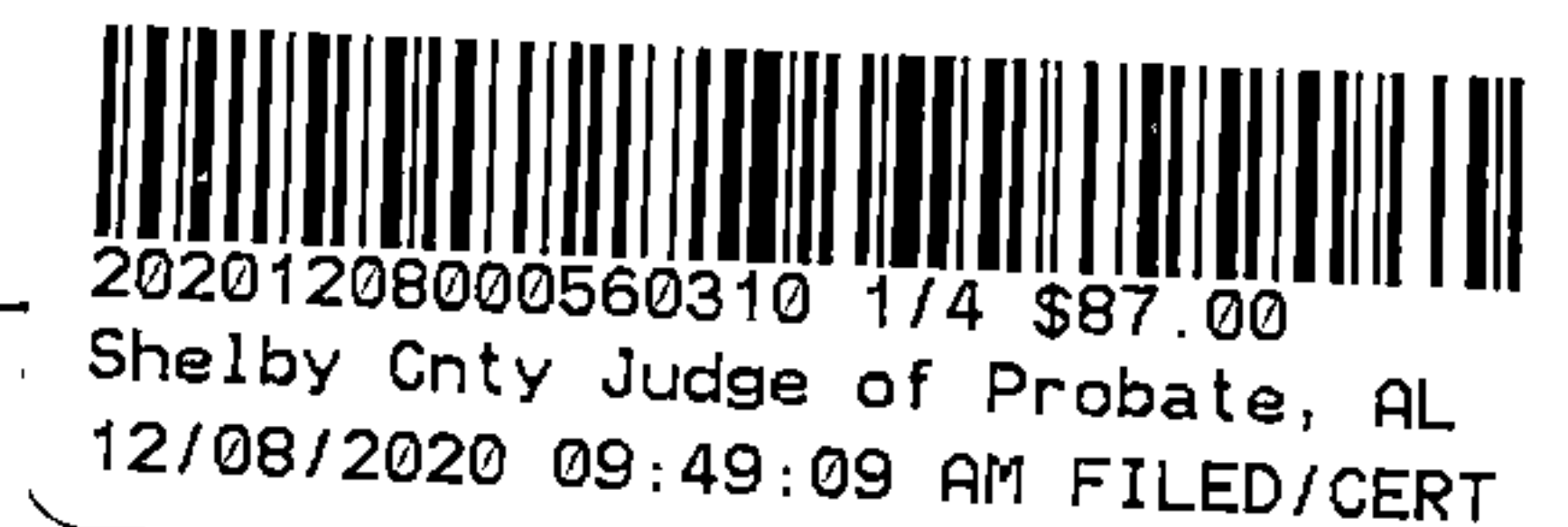
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.  
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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

**WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)



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.

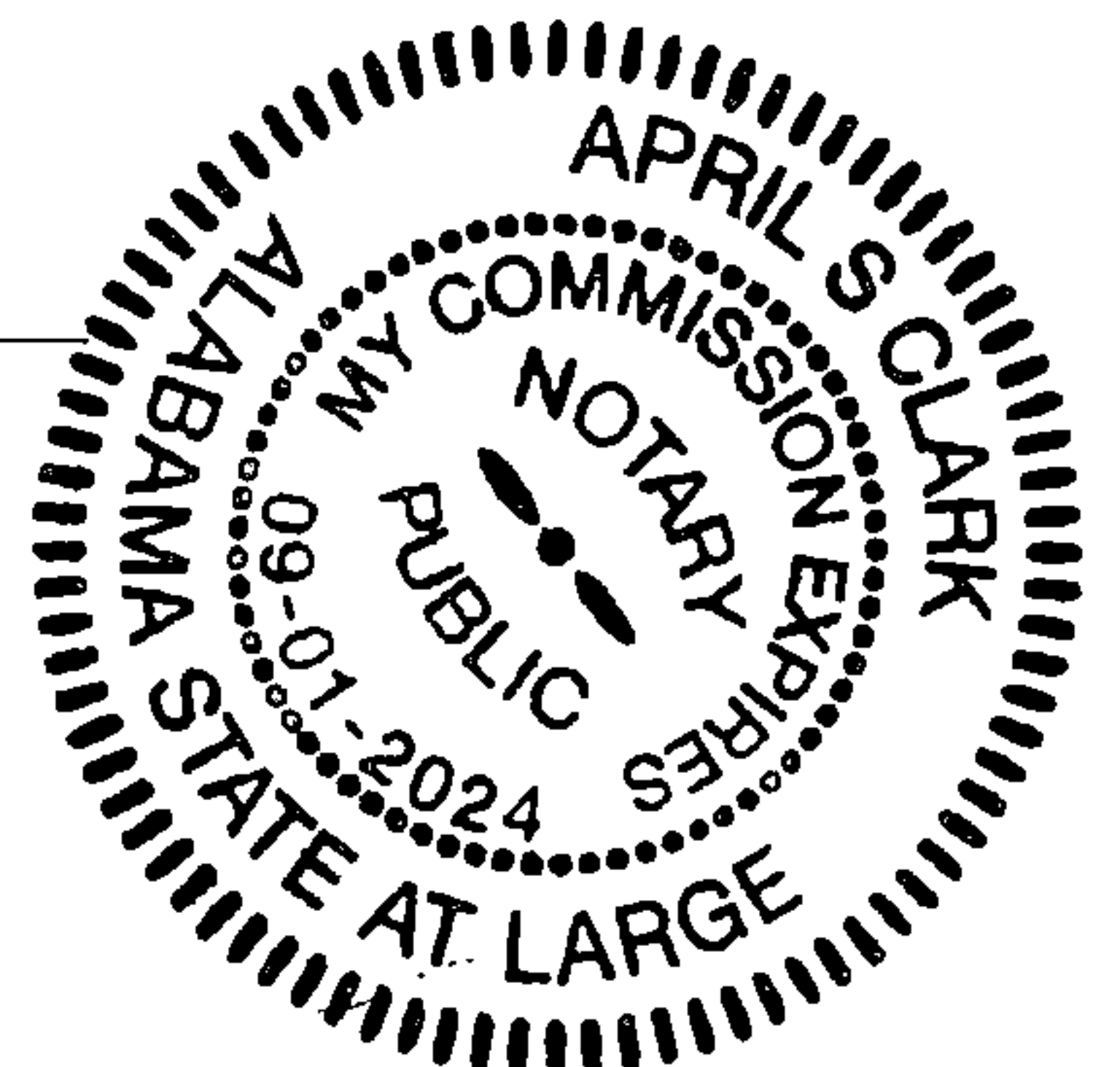
\_\_\_\_\_  
**Michael F. O'Neal**

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.

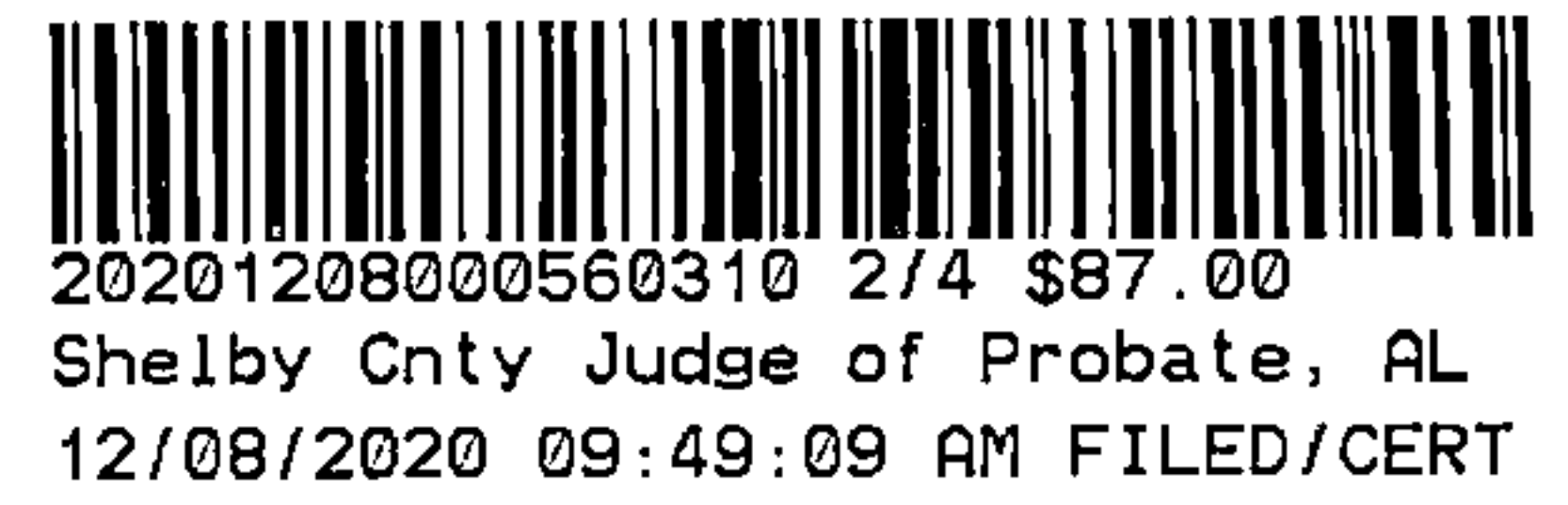
Given under my hand and official seal this 4<sup>th</sup> day of December, 2020.

\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/1/2024



Megan Brown  
Megan Brown

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.

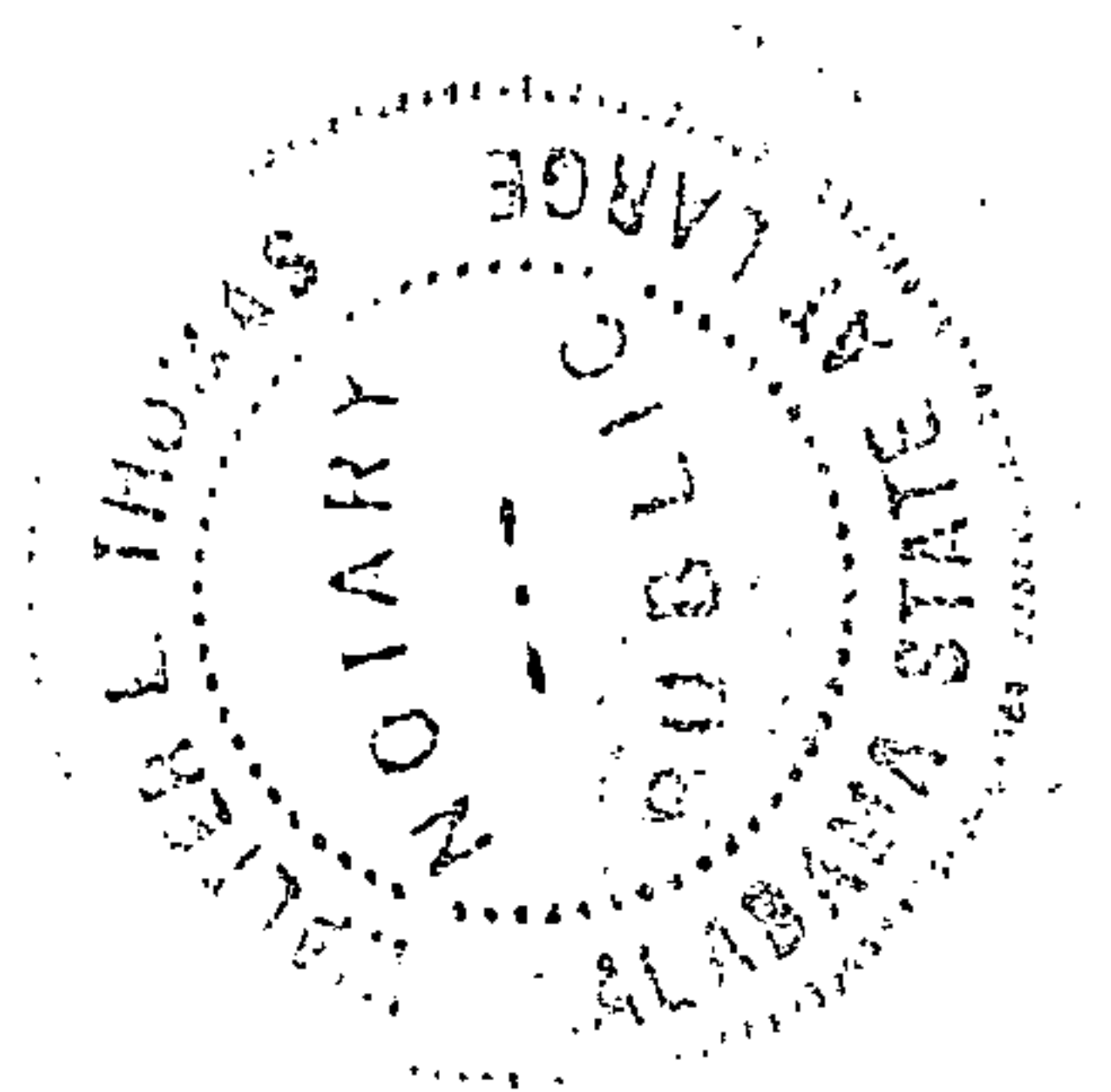
Given under my hand and official seal this 4<sup>th</sup> day of December, 2020.

Walter E. Thomas

Notary Public

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

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



Melisa O'Neal

Melisa O'Neal by Tanya Cotney as guardian

Tanya Cotney

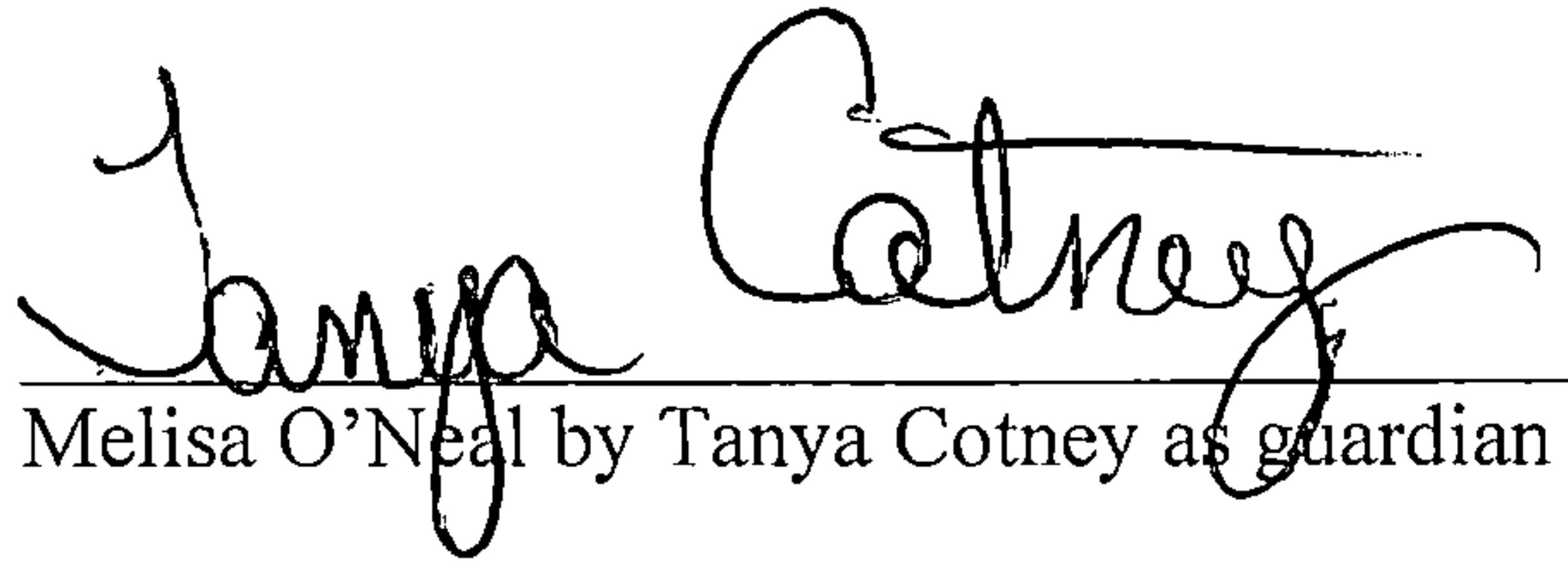
STATE OF ALABAMA)  
COUNTY OF SHELBY)

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

  
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> December day of ~~November~~, 2020.

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

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



  
20201208000560310 3/4 \$87.00  
Shelby Cnty Judge of Probate, AL  
12/08/2020 09:49:09 AM FILED/CERT



## Real Estate Sales Validation Form

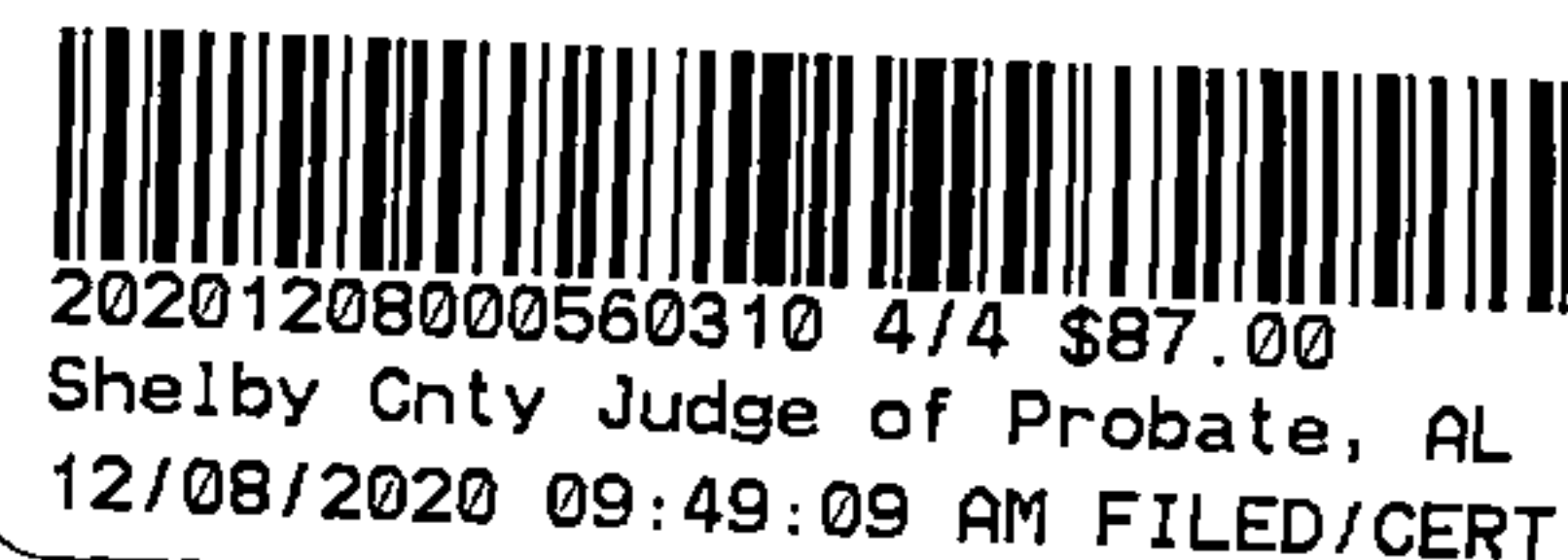
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Michael, Megan, Malisa O'Neal Grantee's Name Michael F O'Neal  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Property Address 30 mizzell Rd Date of Sale Dec. 4<sup>th</sup> 2020  
Columbiana AL Total Purchase Price \$ \_\_\_\_\_  
35051 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