Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: William Rush Elliott & Candice Branscum Elliott 1044 Eagle Hollow Drive Birmingham, AL 35242

CTATE OF ATADAMA	
STATE OF ALABAMA) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$460,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, STEVEN B. O'NEIL and MELANIE O'NEIL, as Trustees of the STEVEN O'NEIL AND MELANIE O'NEIL LIVING TRUST, dated December 14, 2018 (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, WILLIAM RUSH ELLIOTT and CANDICE BRANSCUM ELLIOTT (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1745, according to the Survey of Eagle Point 17th Sector, as recorded in Map Book 30, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$414,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 3rd day of
August, 2021/
XA (2))
/ Heer (// haste.
STEVEN B. O'NEIL, as Trustee
Milani Offat Just
MELANIE O'NEIL, as Trustee
STATE OF ALABAMA)
COUNTY OF JEFFERSON)
COUNTROL JEAN J
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that STEVEN
B. O'NEIL and MELANIE O'NEIL, as Trustees of the STEVEN O'NEIL AND MELANIE O'NEIL
LIVING TRUST, dated December 14, 2018, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the
contents of the instrument, they, as said Trustees, and with full authority, executed the same
voluntarily on the day the same bears date.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of August,
2021.
NOTARY PUBLIC TIS TOURS
My commission expires: 180 1.00
AND Z. Z.

Real Estate Sales Validation Form

	This Document must be filed in accorda	nce with Code of Alabama	1975, Section 40-22-1
Grantor's Name	STEVEN B. O'NEIL, TRUSTEE and MELANIE O'NEIL, TRUSTEE	WILLIAM RUSH ELLIOTT and Grantee's Name CANDICE BRANSCUM ELLIOTT Mailing Address 1044 EAGLE HOLLOW DRIVE BIRMINGHAM, AL 35242	
Mailing Address	1044 EAGLE HOLLOW DRIVE BIRMINGHAM, AL 35242		
Property Address	1044 EAGLE HOLLOW DRIVE BIRMINGHAM, AL 35242		
		or Actual Value or Assessor's Market Val	\$ ¢
•	e or actual value claimed on this form control of documentary evidence is not require not		ary doodinonially ovidenoe. (oneon
X Closing State	•		
If the conveyance of this form is not i	document presented for recordation cor equired.	ntains all of the required in	formation referenced above, the filing
· · · · · · · · · · · · · · · · · · ·	Ins	tructions	
Grantor's name an current mailing add	d mailing address - provide the name of dress.	f the person or persons co	nveying interest to property and their
Grantee's name ar conveyed.	nd mailing address - provide the name o	of the person or persons to	whom interest to property is being
	the physical address of the property be erty was conveyed.	ing conveyed, if available.	Date of Sale - the date on which
Total purchase prie	ce - the total amount paid for the purcha	ase of the property, both re	eal 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).

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 August 3, 2021 Unattested		, 2021		Print Malcolm S. Mo	:Leod
		ed	Sign		
			(verified by)		Grantee/Owner/Agent) circle one
			Filed and Recorded Official Public Records Judge of Probate, Shelby County	y Alabama, County	
File 210)727	JAHANII.	Clerk Shelby County, AL 08/04/2021 03:34:50 PM \$75.00 JOANN 20210804000378600	alli 5. Buch	Form RT-1 Alabama 08/2012 LSS