



20210816000397020 1/2 \$300.00
Shelby Cnty Judge of Probate, AL
08/16/2021 11:25:38 AM FILED/CERT

This instrument prepared by:
Michael A. O'Brien, Attorney
212 West North Street
Talladega, Alabama 35160

Address of Grantee:

1445 Highway 49
Columbiana, AL 35051

STATE OF ALABAMA,)

SHELBY COUNTY.)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Seventy Five Thousand and no/100 (\$275,000.00) Dollars, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Patrick Eric O'Neal and wife, Jennifer O'Neal**, whose address is 1445 Highway 49, Columbiana, AL 35051, (herein referred to as Grantors), do grant, bargain, sell and convey unto **Patrick Eric O'Neal**, whose address is 1445 Highway 49, Columbiana, AL 35051, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Southeast Quarter of Southwest Quarter, Section 31, Township 20 South, Range 1 East and run in an Easterly direction along the South boundary line of said quarter-quarter section a distance of 1278.9 feet to a point on the West right-of-way line of Shelby County Highway Number 49; thence turn an angle of 90 degrees 28 minutes to the left and run Northerly along said right-of-way a distance of 20.0 feet to the point of beginning of tract of land herein described; thence turn an angle of 89 degrees 32 minutes, to the left and run a distance of 642.5 feet to a point; thence turn an angle of 90 degrees 47 minutes to the right and run Northerly a distance of 596.8 feet to a point on the North property line; thence turn an angle of 89 degrees 13 minutes to the right and run Easterly along said line a distance of 629.6 feet to a point on the West right-of-way line of said Shelby County Highway Number 49; thence turn angle of 89 degrees 32 minutes to the right and run Southerly along said right-of-way a distance of 596.2 feet to the point of beginning. Said parcel of land is lying in the Southeast Quarter of Southwest Quarter, Section 31, Township 20 South, Range 1 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

The address of the property is 1445 Highway 49, Columbiana, AL 35051.

Subject to the lien of the 2021 ad valorem taxes and thereafter.

Subject to easements and rights-of-way for public streets and roads and for electric, telephone, water, gas, sewerage, drainage and other utilities, of record, if any.

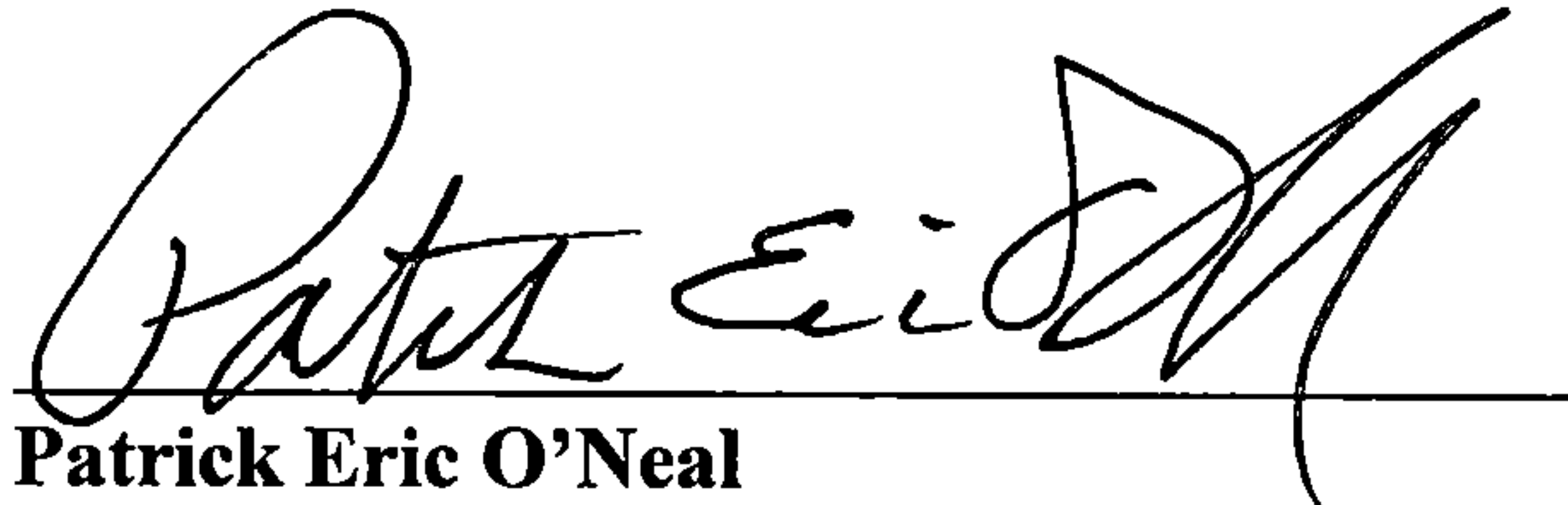
TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

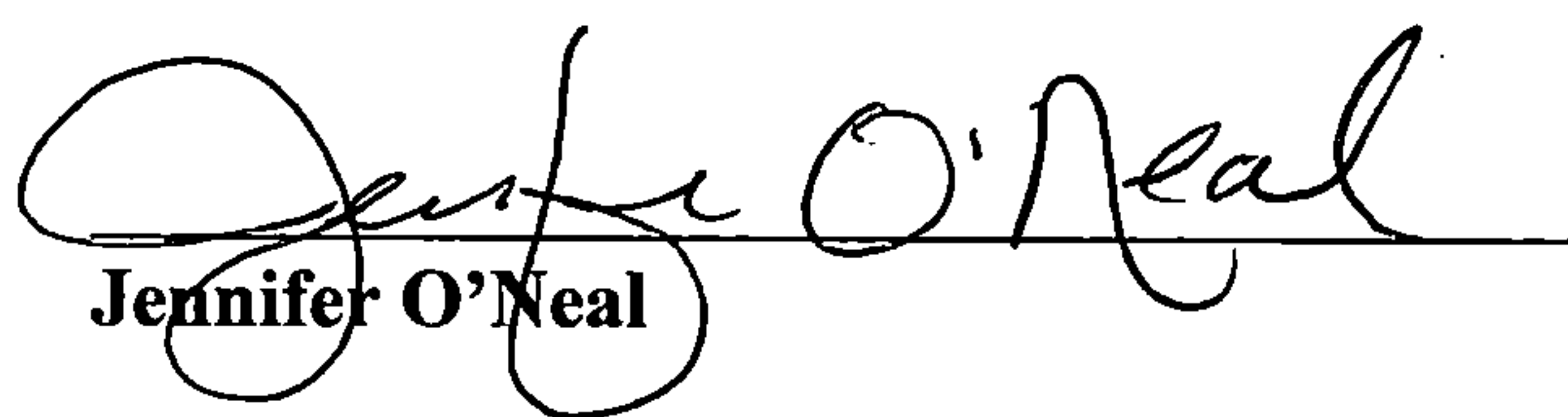


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And we do for ourselves and for our heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this 9th day of August, 2021.

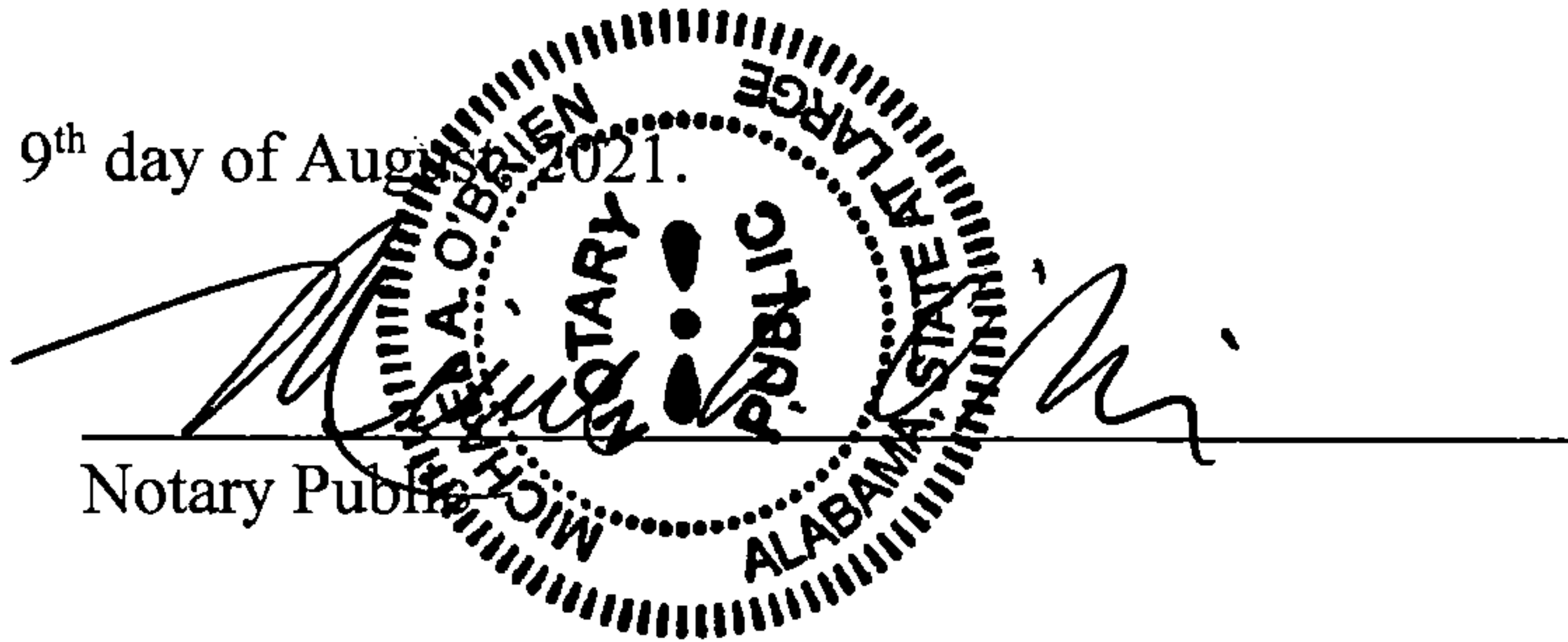

Patrick Eric O'Neal


Jennifer O'Neal

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patrick Eric O'Neal and wife, Jennifer O'Neal**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9th day of August, 2021.


Notary Public