

20220204000053010  
02/04/2022 02:27:48 PM  
DEEDS 1/4

This instrument was Prepared by:

Send Tax Notice To: Paul McNeal  
Stephanie M. McNeal

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 36051

File No.: s-22-27960

516 Wakefield Drive Calera AL.

35040

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Lola Rutland Stinson, Paul Thomas Stinson, Jr., a married man, Harry Edward Stinson, a married man, and Sara Stinson, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Paul McNeal and Stephanie M. McNeal**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or their spouses.

This deed is restricted to the following:

- This property shall be used for single residential use only and no mobile homes will be allowed on the property.
- Any residential structure shall be at least 1,000 square feet.
- No structure shall be built within 15 feet of the Crawfish Drive Easement.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31 day of January, 2022

ESTATE OF LOLA RUTLAND STINSON

Paul Thomas Stinson Jr.  
Paul Thomas Stinson Jr.  
Executor

Paul Thomas Stinson Jr.  
Paul Thomas Stinson, Jr.

Harry Edward Stinson  
Harry Edward Stinson

Sara Stinson  
Sara Stinson

Paul Thomas Stinson Jr.  
by Paul Thomas Stinson, Jr. as Attorney in Fact

Paul Thomas Stinson Jr.  
by Paul Thomas Stinson, Jr. as Attorney in Fact

State of:

County of

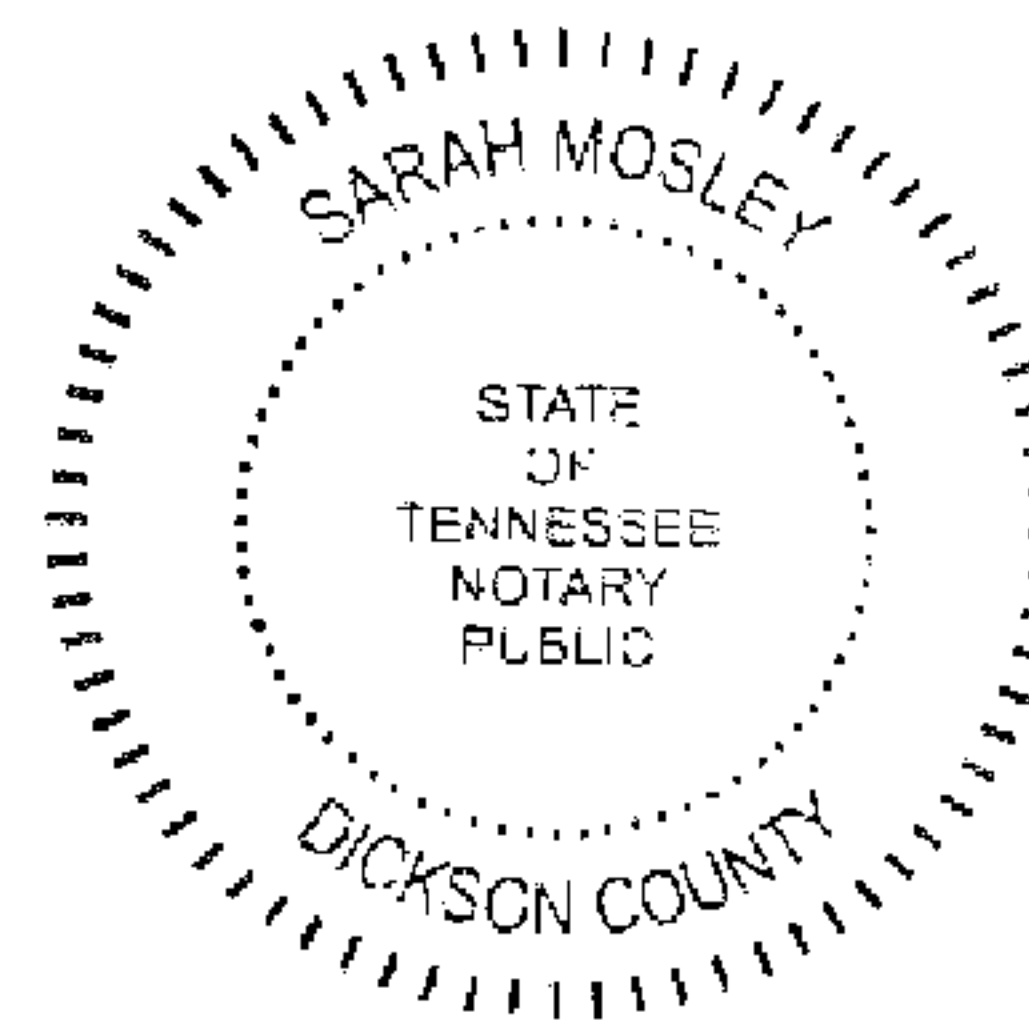
I, Sarah Mosley, a Notary Public in and for the said County in said State, hereby certify that Paul Thomas Stinson, Jr. as Executor of the Estate of Lola Rutland Stinson, Paul Thomas Stinson, Jr, individually, Paul Thomas Stinson, Jr. as Attorney in Fact for Harry Edward Stinson, and Paul Thomas Stinson, Jr. as Attorney in Fact for Sara Stinson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of January, 2022

Sarah Mosley

Notary Public, State of.

My Commission Expires: 01-28-2025



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

From the SW corner of the NW 1/4 of the SE 1/4, Section 12, Township 24 North, Range 16 East, run Northerly along the West line of said 1/4-1/4 Section 487.43 feet; thence turn right an angle of 54 degrees 00 minutes and run Northeasterly 200.40 feet to point of beginning of land herein described; thence continue Northeasterly on same course 175.77 feet; thence turn left an angle of 10 degrees 08 minutes and run Northeasterly 113.36 feet; thence turn left an angle of 15 degrees 54 minutes and run Northeasterly 188.69 feet; thence turn left an angle of 117 degrees 58 minutes and run Westerly 305.74 feet; thence turn left 90 degrees 00 minutes and run Southerly 360.90 feet to the point of beginning. This being a part of the NW 1/4 of the SE 1/4, Section 12, Township 24 North, Range 16 East.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Estate of Lola Rutland Stinson	Grantee's Name	Paul McNeal
Mailing Address	<u>28 Crawfish Dr</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>Stephanie M. McNeal</u> <u>516 Wakefield Drive</u> <u>Calera AL 35040</u>
Property Address	<u>28 Crawfish Rd.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>February 04, 2022</u>
		Total Purchase Price	<u>\$60,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>XX Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 of 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 January 31, 2022

Print Estate of Lola Rutland Stinson

Unattested

Sign Paul McNeal

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/04/2022 02:27:48 PM  
\$93.00 CHERRY  
20220204000053010

*Allen S. Boyd*

**Form RT-1**