

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Joint Tenants With Rights of Survivorship

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED FORTY-EIGHT THOUSAND AND NO/100 (\$148,000.00) DOLLARS, the receipt and sufficiency of which are hereby acknowledged, I/we,

JUDITH ABIGAIL ONEY, unmarried,

Address: 612 Oaks Drive, Birmingham, AL 35209,

(herein referred to as GRANTORS, whether one or more), do hereby GRANT, BARGAIN, SELL AND CONVEY unto;

RUSSELL A. ONEY, Jr. AND WIFE, SUSAN P. ONEY,

Address: 177 Little John circle, Calera AL 35040-4957,

(herein referred to as GRANTEES, whether one or more), in fee simple, as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 18-A, according to the Resurvey of Lots 16 thru 21, Nottingham Townhomes, as recorded in Map Book 35 page 26 in the Office of the Judge of Probate, Shelby County, Alabama.

Property address: 177 Little John Circle, Calera AL 35040-4957
Shelby Co tax parcel #28 3 05 0 006 018.000
Source of Title: 20191031000403870

Conveyed subject to the following exceptions:

1. Advalorem property taxes due October 1 of each year and delinquent January 1 of each year.
2. Any and all mineral or mining rights reserved or conveyed, building/zoning ordinances, easements, restrictions, rights of ways, any municipal assessments, ordinances, improvements, taxes, assessments or subdivision regulations and any other matters affecting subject property, recorded or unrecorded which may affect subject property.
3. Less and except all easements or rights of ways & roadways.
4. Building set back line of 15 feet reserved from Little John Circle and 30 feet from the rear of subject lot.
5. Public utility easements as shown by recorded plat, including an 8 foot easement withing the building setback line and part of a 15 foot easement along the rear of subject lot.
6. Declaration of Protective Covenants of said subdivision as set out in Inst No. 2002-11100 and amended in Inst No. 20030605000348820 and second amendment recorded in Inst No. 200400719000399940 in said Probate Office, Shelby Co, AL.
7. Restrictions limitations and conditions as set out in Map Book 35 page 26.
8. Transmission Line Permits to Alabama Power Co in Deed Bk 103 page 70, Deed Bk 205 pg 674, Deed Bk 198 pg 478, & Deed BK 177 page 493.
9. Right of way to Alabama Power Co and restrictive covenants in Inst No. 200303000126270 and 2008030300012628.
10. Easement granted to Southern Natural Gas in Deed Bk 90 page 241.
11. Easement to Alabama Power Co in Inst No. 2002-6364,
12. Rights of others in and to common areas, including but not limited to roofs, party walls, sidewalks, entrances, etc.
13. HOA rules, regulations & dues.

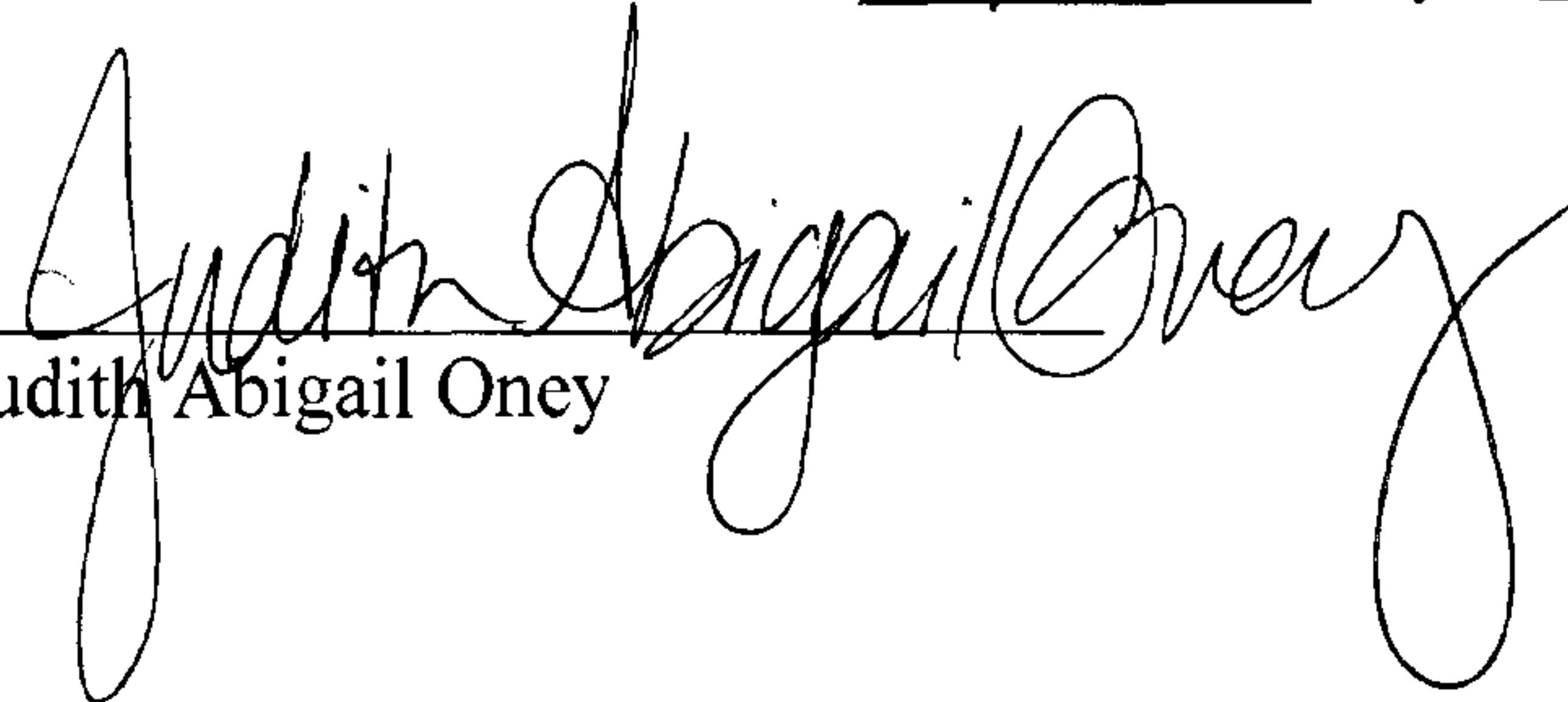
PURCHASE MONEY MORTGAGE TO TRADITIONS BANK FILED SIMULTANEOUSLY HEREWITH.

This description provided to draftsman and written by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD to the said Grantees as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion.

The Grantors do, for themselves and their heirs and assigns, covenant with said Grantees, their heirs, and/or assigns that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the said premises; that the Grantors and their heirs, and/or assigns shall warrant and defend the said premises to the Grantees, their heirs, and/or assigns forever, against the lawful claims of all persons.

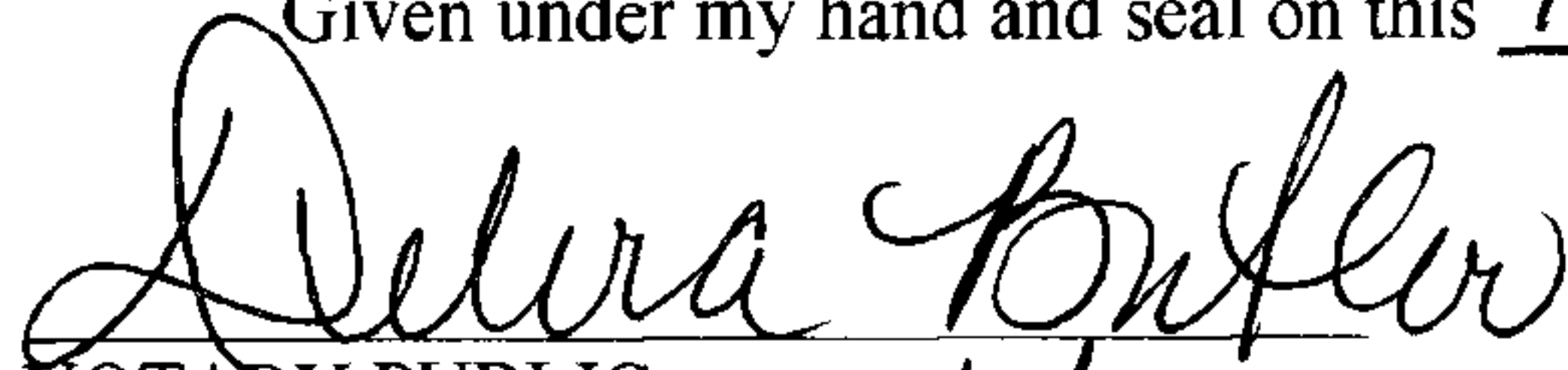
IN WITNESS WHEREOF, the undersigned Grantors (whether one or more) have executed this instrument on this 13th day of October, 2022.

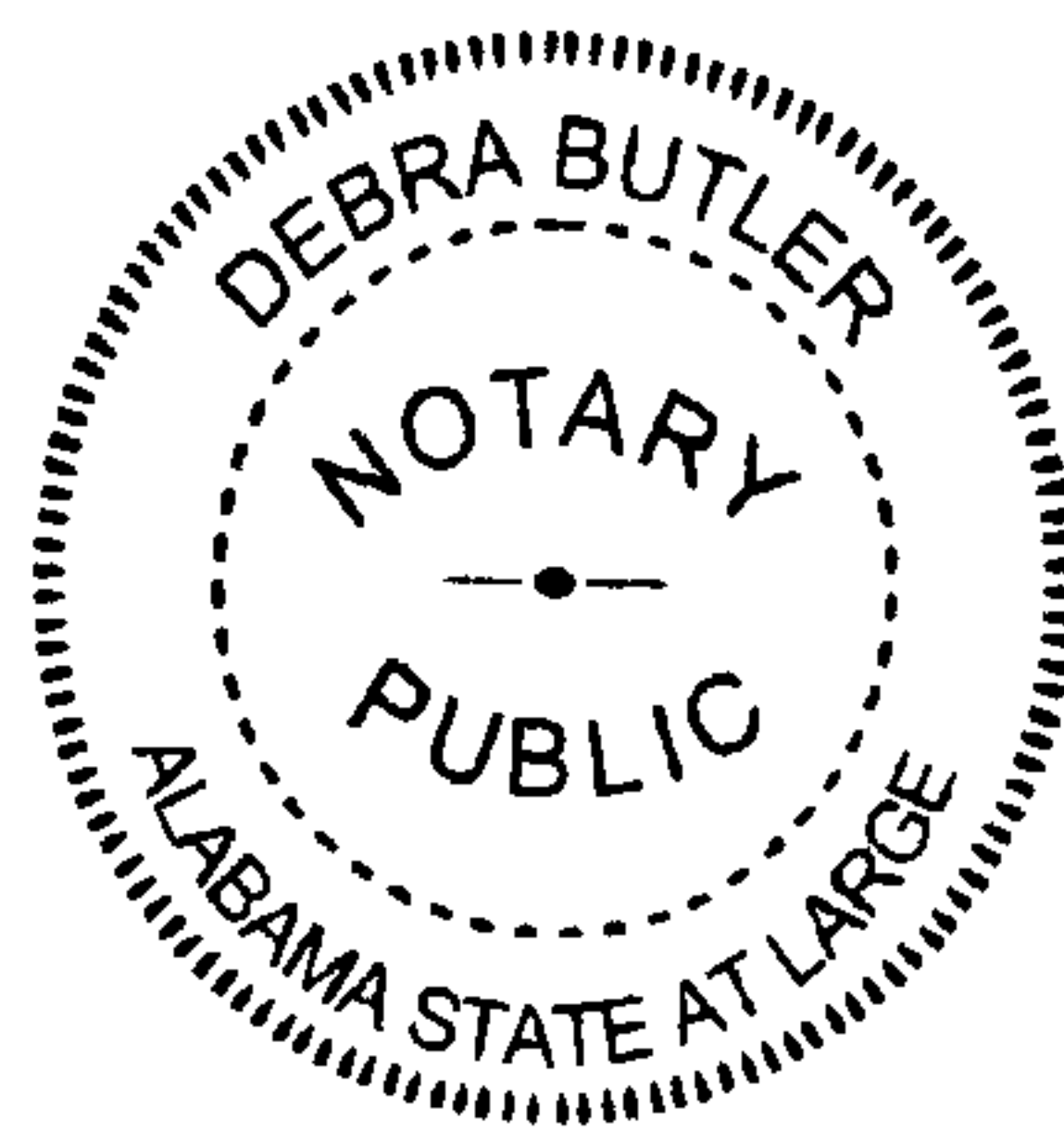

Judith Abigail Oney

STATE OF ALABAMA
COUNTY OF CULLMAN

Sworn to and subscribed to before me, the undersigned, a Notary Public for the State at Large, hereby certify that JUDITH ABIGAIL ONEY, whose name is signed to the foregoing Warranty Deed, and who is known to me, and presented government issued photo identification, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal on this 13th day of October, 2022.


NOTARY PUBLIC
Commission Expires: 10/07/2024



Send tax notice to:
Russell A. Oney, Jr. and Susan P. Oney
177 Little John Circle
Calera AL 35040-4957

THIS INSTRUMENT PREPARED BY SHELBY G. HANKEY, ATTORNEY AT LAW, 101 Main Ave SW, Cullman, AL 35055, for TBX Title Inc, A Subsidiary of TRADITIONS BANK, 109 2nd Ave NW, Cullman, AL 35055; CONTACT DEBRA BUTLER - 256 735 2135

Real Estate Sales Validation Form

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

Grantor's Name Judith Abigail Oney
Mailing Address 612 Oaks Drive
Birmingham AL 35209

Grantee's Name Russell A. Oney Jr
Mailing Address Susan P Oney
177 Little John Circle
Calera AL 35040

Property Address
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2022 09:24:01 AM
\$35.50 JOANN
20221014000389690

Date of Sale 10-13-2022
Total Purchase Price \$ 148,000.00
or
Actual Value \$
or
Assessor's Market Value \$



The purchase price or actual value claim 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 10-13-22

Print Debra Butler

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1

