


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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Thomas L. Keller
Heather D. Keller

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20230303000058900 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
03/03/2023 11:10:29 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Michael Dewayne O'Neal and Shelby O'Neal, husband and wife (herein referred to as Grantor)** grant, bargain, sell and convey unto **Thomas L. Keller and Heather D. Keller, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION


SUBJECT TO:

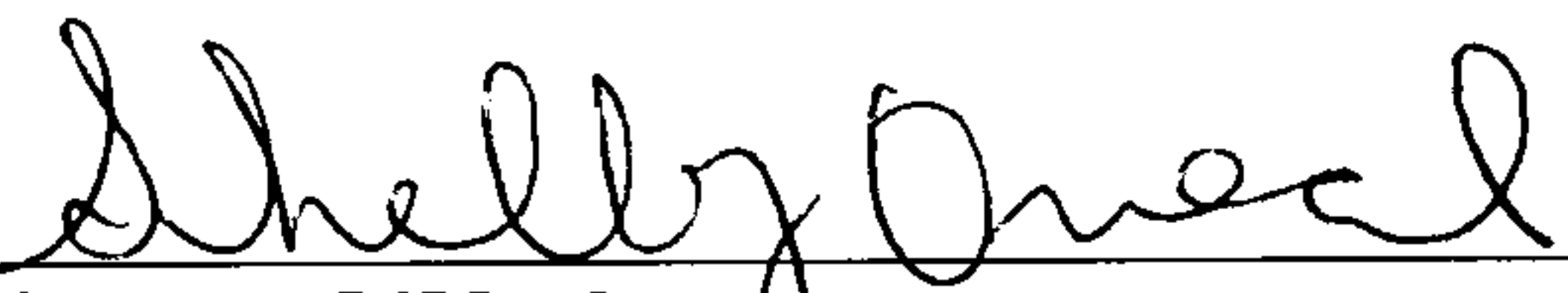
1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 8th day of February 2023.


Michael Dewayne O'Neal

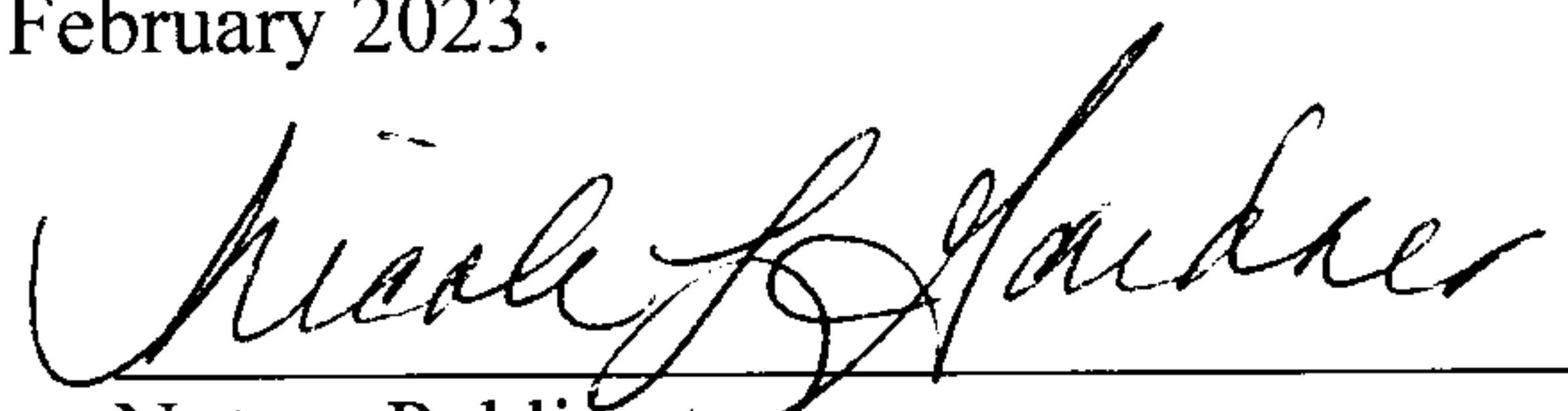

Shelby O'Neal

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 Dewayne O'Neal and Shelby 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 8th day of February 2023.





Notary Public
My Commission Expires: 6-29-26

Shelby County, AL 03/03/2023
State of Alabama
Deed Tax: \$5.00

Exhibit “A”- Legal Description

PARCEL 1

(AS SURVEYED)


20230303000058900 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
03/03/2023 11:10:29 AM FILED/CERT

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SAID POINT BEING A FOUND 5/8" REBAR STAMPED "J. G. RAY"; THENCE RUN S 00°16°41" E ALONG THE WEST LINE OF SAID 1/4 - 1/4 LINE FOR A DISTANCE OF 448.17 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING A FOUND 1/2" REBAR; THENCE CONTINUE ALONG SAID 1/4 -1/4 LINE S 00°17'45" E FOR A DISTANCE OF 175.00 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE LEAVING SAID 1/4-1/4 LINE, RUN N 89°45'22" E FOR A DISTANCE OF 307.13 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN S 21°39'24" E FOR A DISTANCE OF 572.02 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES" ON THE NORTHERN RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 48; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN S 70°02'34" E FOR A DISTANCE OF 23.27 FEET TO A FOUND 5/8" CAPPED REBAR; THENCE LEAVING SAID RIGHT OF WAY, RUN N 21°39'24" W FOR A DISTANCE OF 768.63 FEET TO A FOUND 1/2" REBAR; THENCE RUN S 89°45'22" W FOR A DISTANCE OF 257.35 FEET TO THE **POINT OF BEGINNING**.

Real Estate Sales Validation Form

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

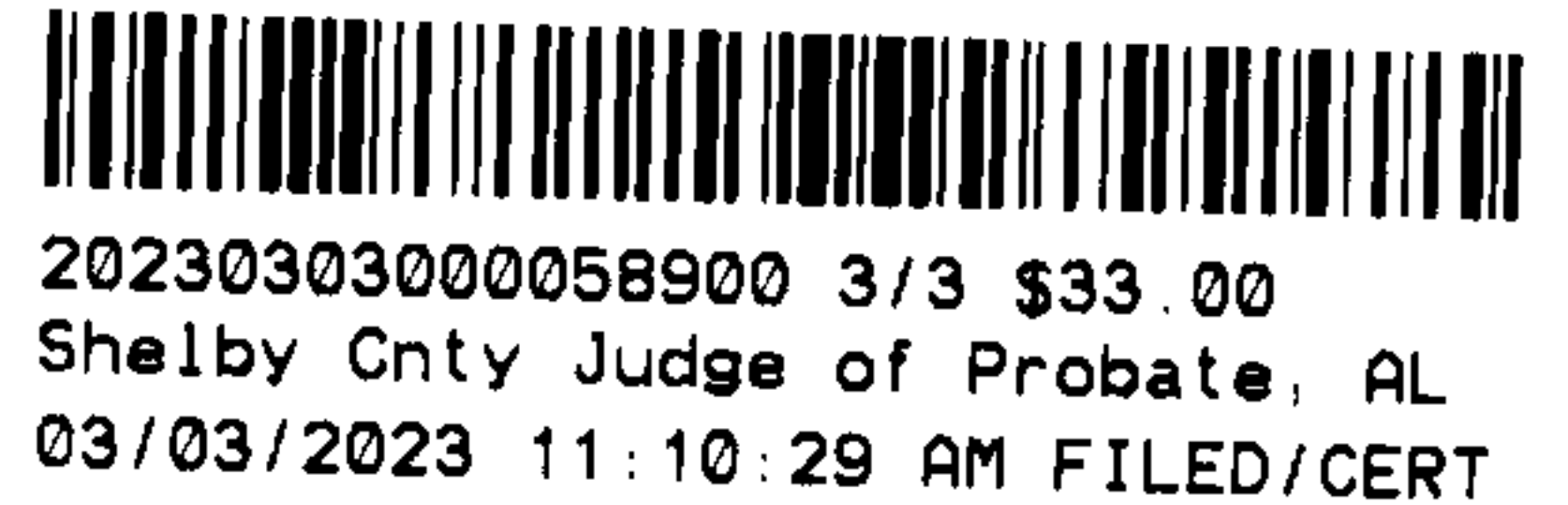
Grantor's Name Michael Shelby Neal
Mailing Address 1868 Hobbs Rd
Wilcoxville AL 35186

Grantee's Name Thomas Heather Keller
Mailing Address 2969 Olive Springs
Wilcoxville AL 35186

Property Address Vacant land

Date of Sale 2-8-23
Total Purchase Price \$ 5,000

or
Actual Value \$
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 3-3-23

Print Heather Keller

Unattested

Sign

(verified by)

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1