

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Lovelady Properties, LLC  
3347 Pelham Parkway  
Pelham, AL 35124

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$237,500:00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Kenneth Dale Oneal and Holley L. Oneal, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Lovelady Properties, Limited Liability Company**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 21, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4 AND RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 TO A POINT ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 261 FEET WEST OF POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE WESTERLY LINE OF OF THE SILURIA-MONTEVALLO ROAD FOR POINT OF BEGINNING; THEN CONTINUE EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TO POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID SILURIA-MONTEVALLO ROAD; THENCE TURN TO THE LEFT AND RUN NORTHERLY ALONG THE WESTERLY LINE OF SILURIA MONTEVALLO ROAD 357 FEET; THENCE TURN TO THE LEFT AND RUN WESTERLY ALONG A COURSE WHICH WOULD INTERSECT AT RIGHT ANGLES WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION, IF EXTENDED THERETO, 261 FEET; THENCE TURN TO THE LEFT AN RUN IN A STRAIGHT LINE TO POINT OF BEGINNING.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Hazel A. Oneal previously reserved a life estate interest for herself in the above-described property in that certain life estate deed recorded in Instrument No. 20190801000277420 in the Office of the Judge of Probate of Shelby County, Alabama. Hazel A. Oneal died on or about March 24, 2020, at which time her life estate interest in the above-described property was extinguished.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 8th day of June, 2023.

X Kenneth Dale Oneal  
Kenneth Dale Oneal

X Holley L. Oneal  
Holley L. Oneal

STATE OF ALABAMA  
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kenneth Dale Oneal and Holley L. Oneal**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of June, 2023.

Notary Public

My Commission Expires: 1 / 6 / 25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

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

File#: E-5385

Grantor's Name Kenneth Dale Oneal and Holley L. OnealGrantee's Name Lovelady Properties, Limited Liability CompanyMailing Address 6451 Hwy 119  
Montevallo, AL 35115Mailing Address 3347 Pelham Parkway  
Pelham, AL 35124Property Address 6451 Highway 119  
Montevallo, AL 35115Date of Sale June 8, 2023  
Total Purchase Price \$237,500.00Or  
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 June 8, 2023

Print: Justin Smitherman

☐ Unattested

(verified by)

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

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/08/2023 12:35:19 PM  
\$38.00 BRITTANI  
20230608000172870

Alli S. Byrd

**Form RT-1**