

This instrument was prepared by:  
Mark E. Gualano, Attorney  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Kim Schnell  
4743 Southlake Parkway  
Hoover, AL 35244

**WARRANTY DEED**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Six Hundred Sixty-Nine Thousand and no/100 Dollars (\$669,000.00)** and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Laurie O'Neil Bennett, an unmarried woman, as Personal Representative and Devisee of the Estate of Terrence Robert O'Neil, deceased, Probate Case No. PR-2023-000187, Shelby County, Alabama, Kelly O'Neil Large, a married woman and Corby O'Neil Looney, an unmarried woman, as Devisees of the Estate of Terrence Robert O'Neil, deceased, Probate Case No. PR-2023-000187, Shelby County, Alabama and National Advisors Trust Company, FSB, as Trustee of the Terrence Robert O'Neil Management Trust, dated November 15, 2017,** herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Kim Schnell,** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

**Lot 41, according to the map and survey of Southlake, a residential subdivision, as recorded in Map Book 11, Page 85 A, B & C, in the Probate Office of Shelby County, Alabama.**

**Subject to current taxes, easements and restrictions of record.**

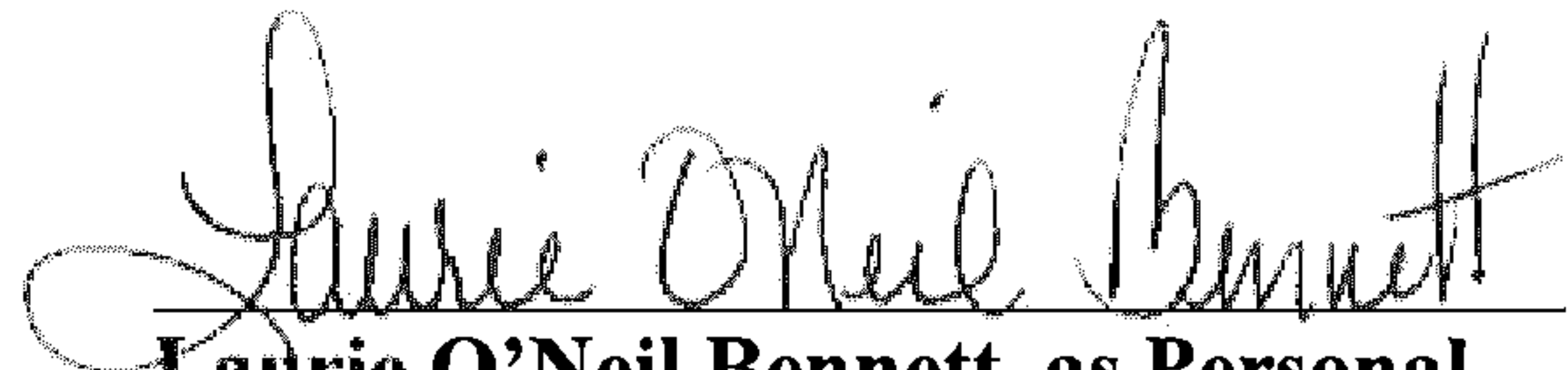
**The property conveyed herein is not the homestead of Kelly O'Neil Large nor that of her spouse.**

Effective date of deed is 6/14/2023.

**Terrence R. O'Neil was the surviving grantee in that certain deed recorded 6/10/1991, in Official Records Book 347, Page 412, Shelby County, Alabama, Karen F. O'Neil having died on or about the 10<sup>th</sup> day of July, 2017.**

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 13<sup>th</sup> day of June, 2023.



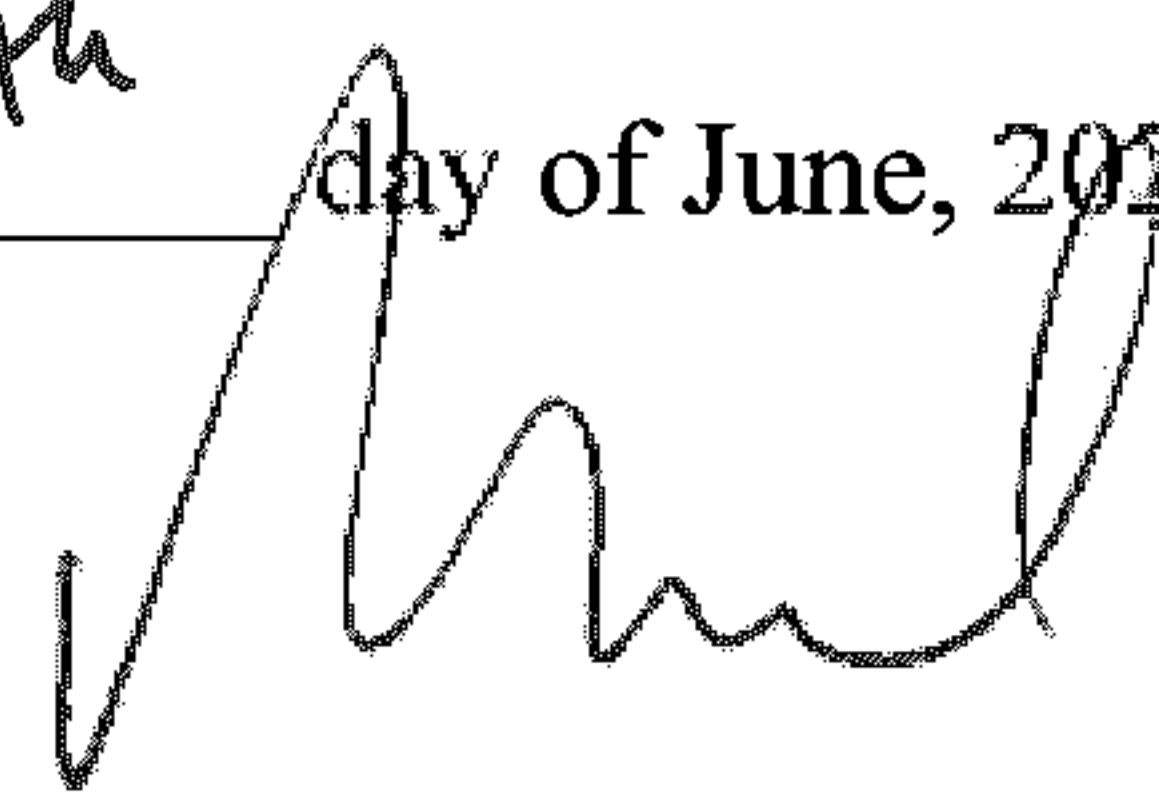
**Laurie O'Neil Bennett, as Personal Representative and Devisee of the Estate of Terrence Robert O'Neil, deceased, Probate Case No. PR-2023-000187, Shelby County, AL**

STATE OF ALABAMA

COUNTY OF JEFFERSON

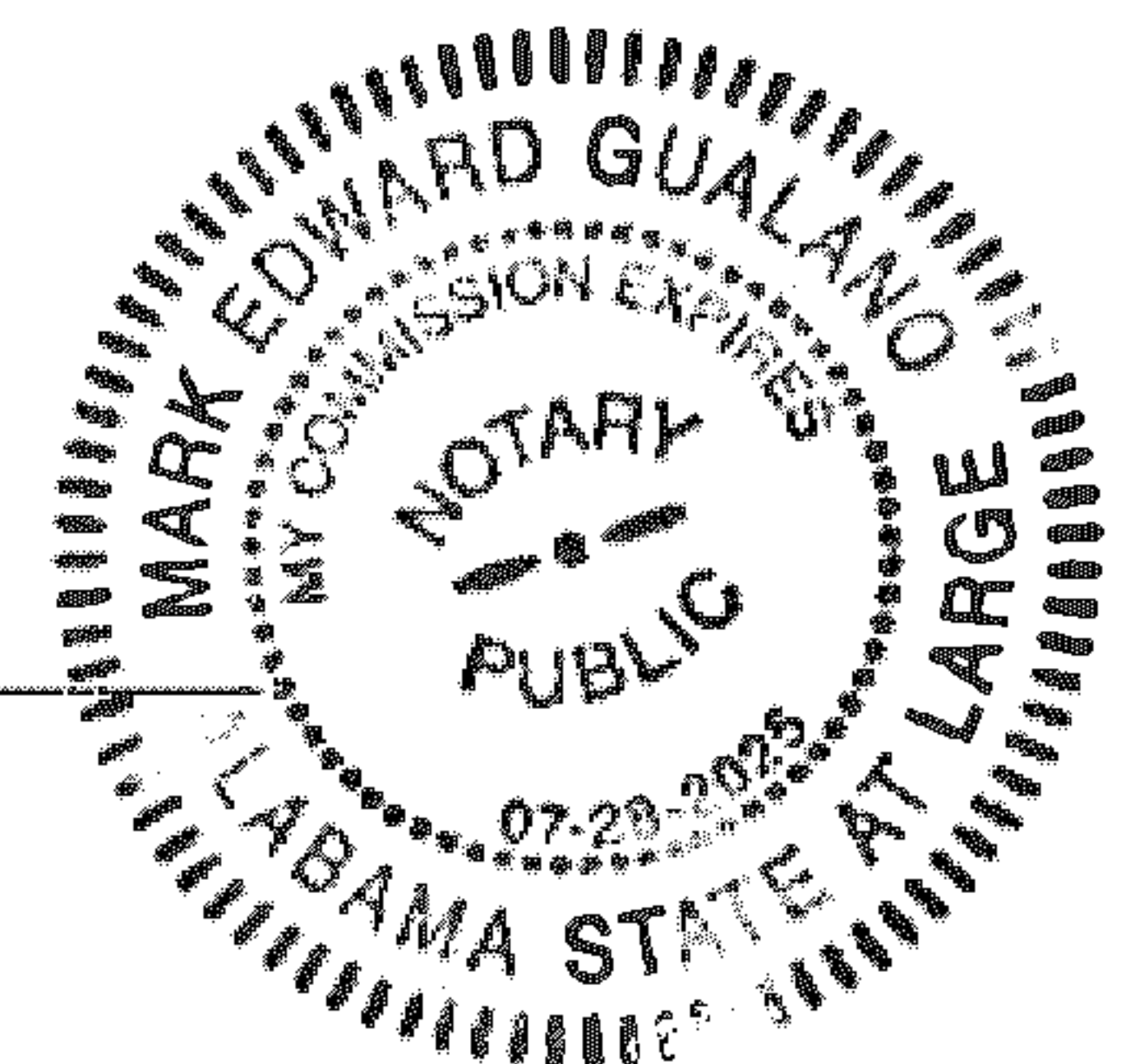
**I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laurie O'Neil Bennett, as Personal Representative and Devisee of the Estate of Terrence Robert O'Neil, deceased, Probate Case No. PR-2023-000187, Shelby County, Alabama, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacities as Personal Representative and Devisee, executed the same voluntarily and as her act on the day the same bears date.**

Given under my hand and official seal this 13<sup>th</sup> day of June, 2023.

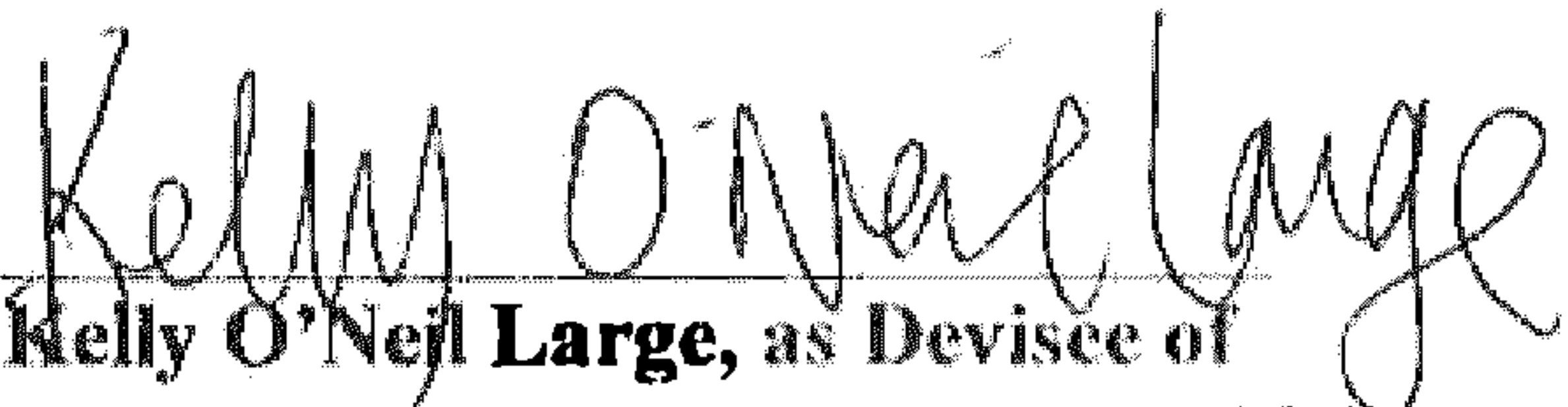


Notary Public

My commission expires: 7/22/25



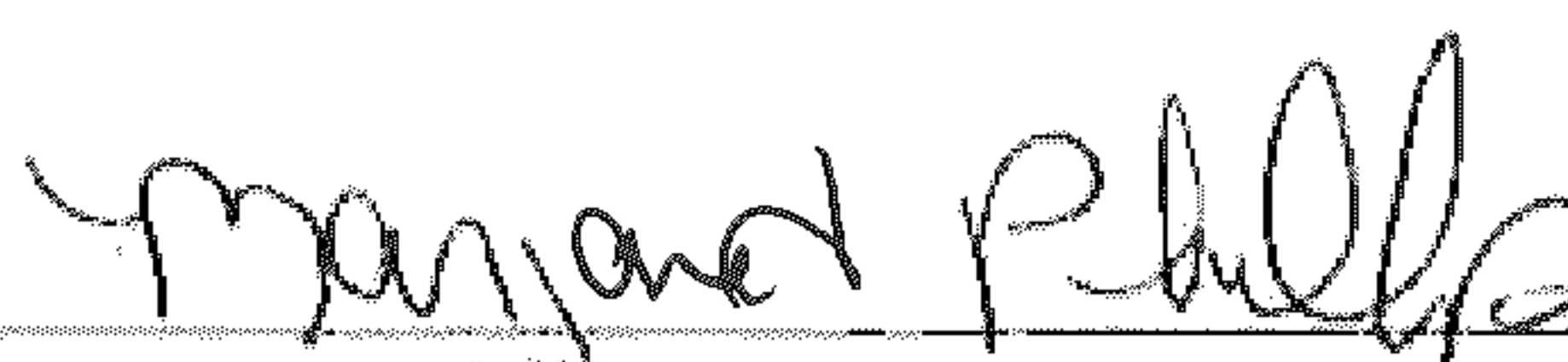
IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s)  
this 12<sup>th</sup> day of June, 2023.

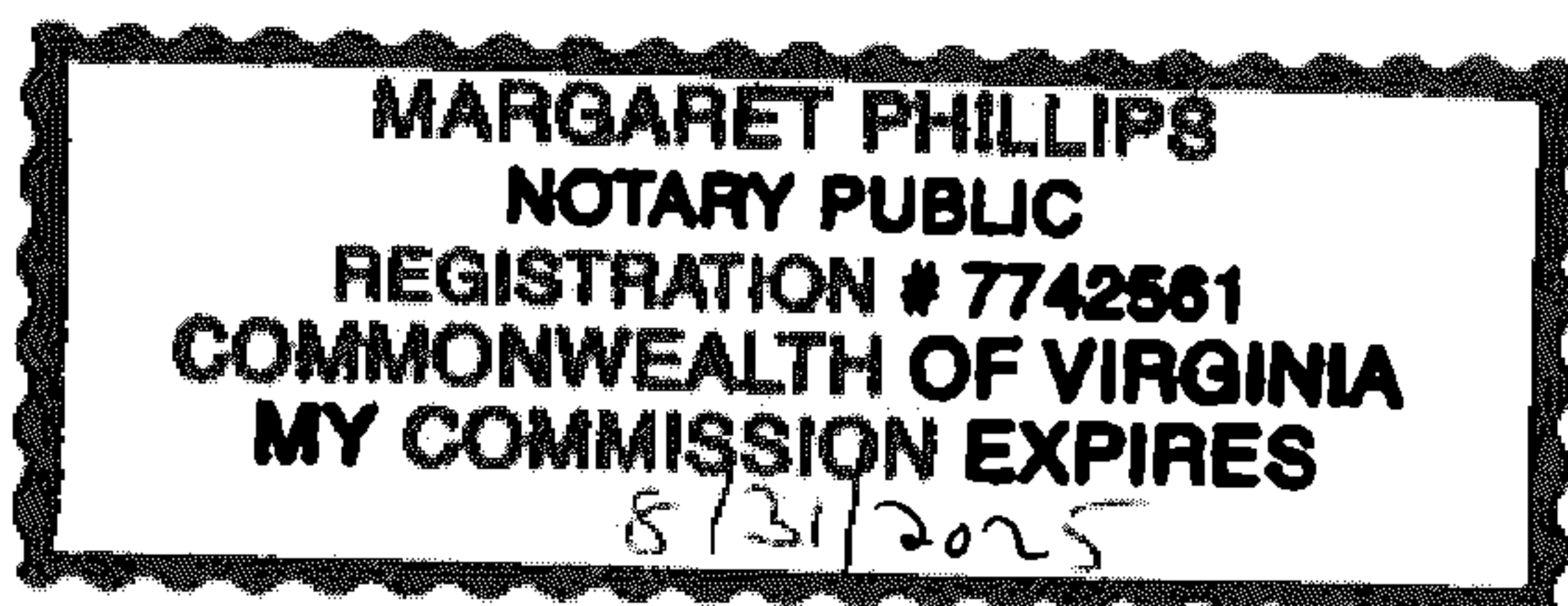
  
**Kelly O'Neil Large, as Devisee of  
the Estate of Terrence Robert O'Neil,  
deceased, Probate Case No.  
PR-2023-000187, Shelby County,  
Alabama**

STATE OF Virginia  
COUNTY OF Virginia Beach

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kelly O'Neil Large, as Devisee of the Estate of Terrence Robert O'Neil, deceased, Probate Case No. PR-2023-000187, Shelby County, Alabama**, 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, she, her capacity as devisee, executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of June, 2023.

  
Notary Public  
My commission expires: 8/31/2025



IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s)  
this twelve (12<sup>th</sup>) day of June, 2023.



Corby O'Neil Looney  
**Corby O'Neil Looney, as Devisee of  
the Estate of Terrence Robert O'Neil,  
deceased, Probate Case No.  
PR-2023-000187, Shelby County,  
Alabama**

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Corby O'Neil Looney, as Devisee of the Estate of Terrence Robert O'Neil, deceased, Probate Case No. PR-2023-000187, Shelby County, Alabama**, 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, she, in her capacity as Devisee, executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and official seal this 12 day of June, 2023.

Hugh W. Taylor  
Notary Public

My commission expires: /

Hugh W. Taylor  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires 9/4/2029





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/15/2023 10:50:01 AM  
\$708.00 BRITTANI  
20230615000179610

*Allen S. Beal*

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s)  
this 14<sup>th</sup> day of June, 2023.

**National Advisors Trust Company, FSB,  
as Trustee of the Terrence Robert O'Neil  
Management Trust, dated November 15,  
2017**

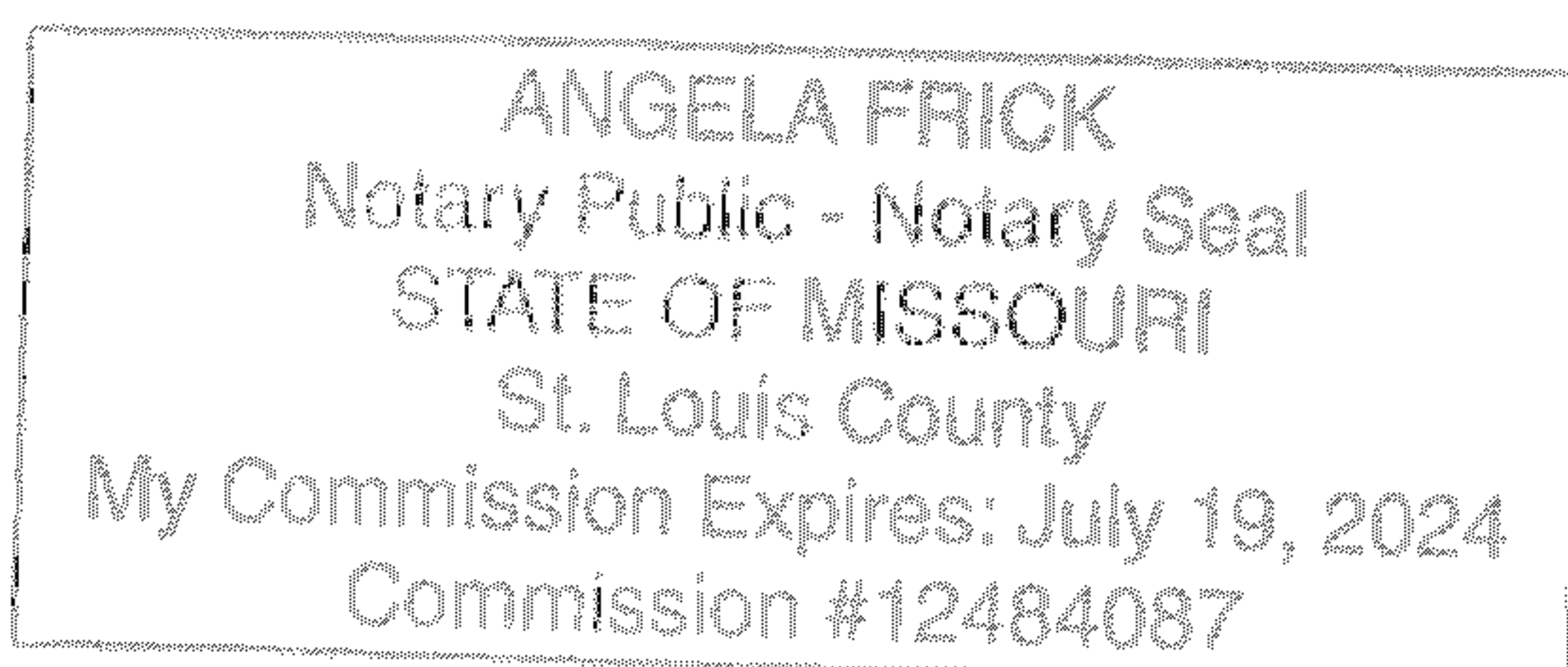
By: *Jerie A. Glass*  
Jerie A. Glass  
Its: Assistant Vice President

STATE OF Missouri

COUNTY OF St. Louis

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerie A. Glass, as Assistant Vice President of National Advisors Trust Company, FSB, as Trustee of the Terrence Robert O'Neil Management Trust, dated November 15, 2017**, 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, she, in her capacity as Assistant Vice President, executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of June, 2023.



*Angela Frick*  
Notary Public  
My commission expires: 07/19/2024