

Send Tax Notice to:
Clayton Matthew O'Neal and
Katherine Johnson O'Neal
5530 Timber Hill Road
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-14584

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED SIXTY THOUSAND AND 00/100 (\$560,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Constance Hurley Hancock and Michael Howard Hancock, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3493 Hurricane Road, Birmingham, AL 35226
by Clayton Matthew O'Neal and Katherine Johnson O'Neal (herein referred to as "Grantee," whether one or more), whose mailing address is
5530 Timber Hill Road, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **5530 Timber Hill Road, Birmingham, AL 35242**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

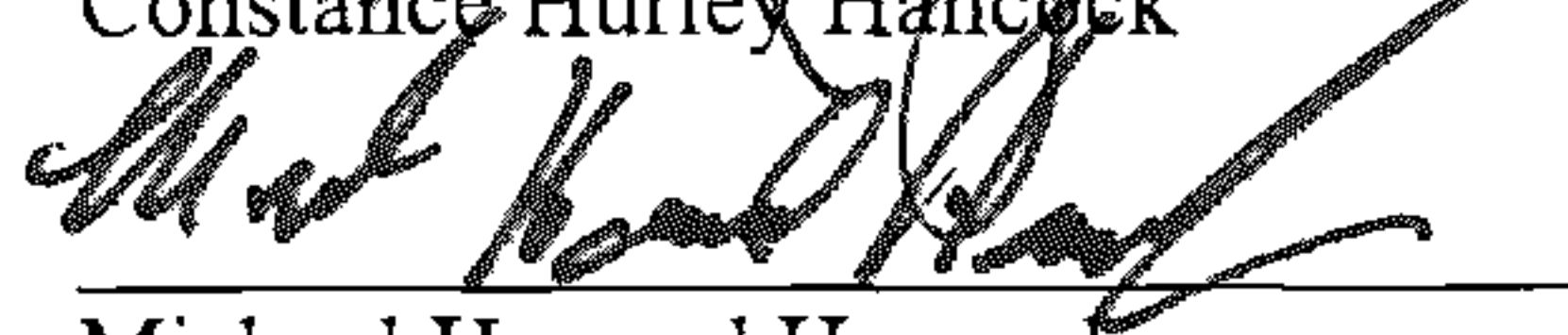
\$280,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 11th day of Dec.,
2023

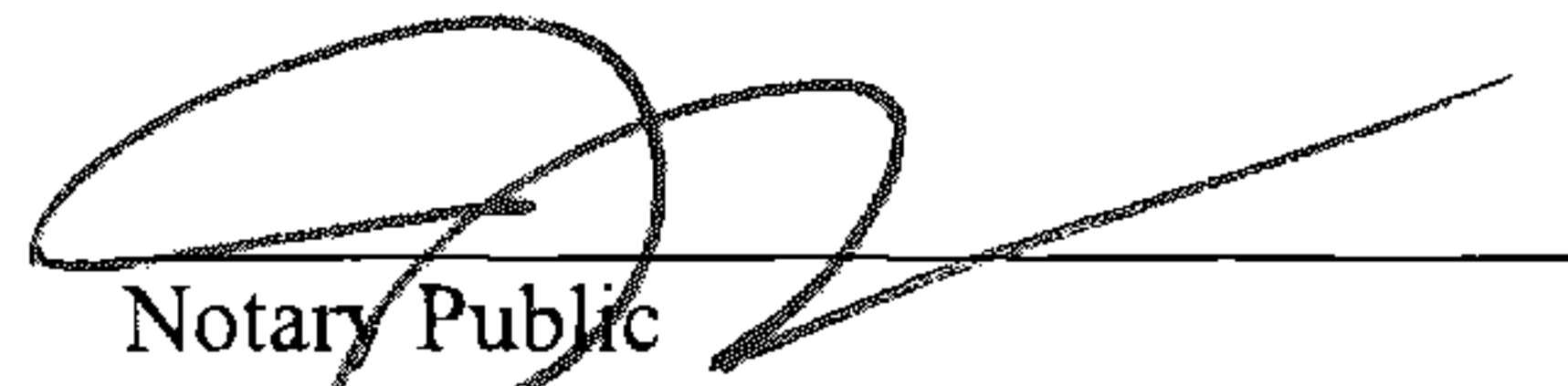

Constance Hurley Hancock


Michael Howard Hancock

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Constance Hurley Hancock and Michael Howard Hancock whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 2023.


Notary Public
My Commission Expires:

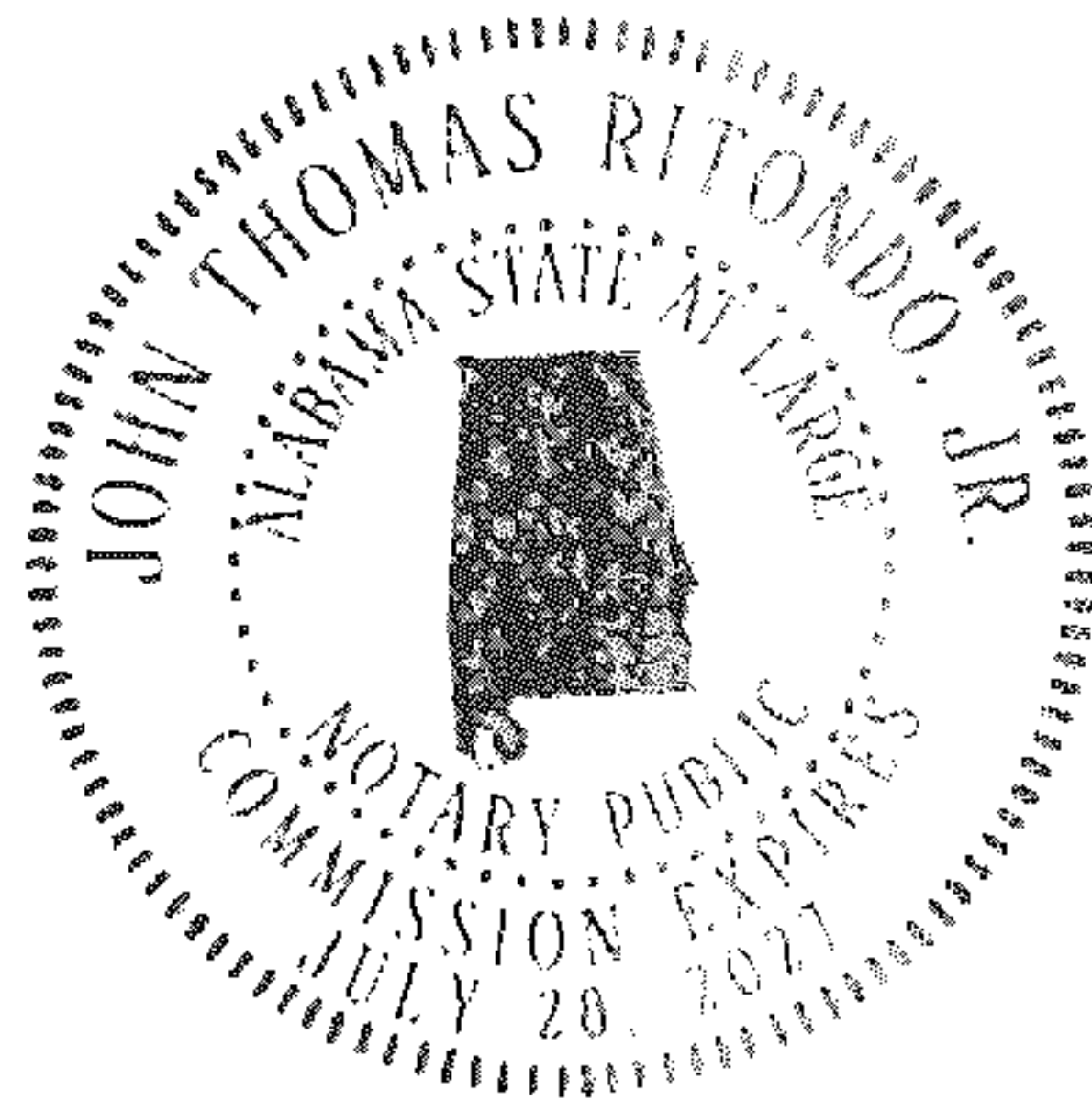


EXHIBIT A

Property 1:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, CHEROKEE FOREST, 1ST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES, 26 MINUTES, 41 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 7 OF SAID SUBDIVISION A DISTANCE OF 19.02 FEET TO A FOUND REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE SOUTH 00 DEGREES, 06 MINUTES, 57 SECONDS EAST ALONG SAID WEST LINE OF SAID LOT 7 A DISTANCE OF 241.90 FEET TO A FOUND CRIMPED PIPE CORNER; THENCE RUN NORTH 89 DEGREES 51 MINUTES, 20 SECONDS EAST ALONG AN EXISTING FENCE LINE A DISTANCE OF 199.75 FEET TO A CRIMPED PIPE CORNER ON THE WEST MARGIN OF TIMBERHILL ROAD; THENCE RUN NORTH 00 DEGREES, 03 MINUTES, 43 SECONDS WEST ALONG THE SAID WEST MARGIN OF SAID TIMBERHILL ROAD A DISTANCE OF 240.76 FEET TO A FOUND REBAR CORNER; THENCE RUN SOUTH 89 DEGREES, 55 MINUTES, 29 SECONDS WEST A DISTANCE OF 199.97 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/11/2023 01:41:49 PM
\$308.00 PAYGE
20231211000356390

Allie S. Bayl