

Send tax notice to:  
**CALLIE MADELYN SEAY and JAMES CARSON SEAY**  
**5540 PARKSIDE DRIVE**  
**BIRMINGHAM, AL 35242**

**WARRANTY DEED**  
**JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**  
**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **Four Hundred Twenty-Five Thousand and 00/100 (\$425,000.00)** and other valuable considerations to the undersigned **GRANTOR(S), KENNETH CHRISTOPHER O'NEAL and DESTINY LEIGH O'NEAL, HUSBAND AND WIFE**, (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEE(S)** herein, the receipt of which is hereby acknowledged, the said **GRANTOR(S)** does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto **CALLIE MADELYN SEAY and JAMES CARSON SEAY**, hereinafter referred to as **GRANTEE(S)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

**LOT 18, ACCORDING TO THE SURVEY OF PARKSIDE, AS RECORDED IN MAP BOOK 7, PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**\$389,193.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**



Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

**TO HAVE AND TO HOLD**, to the said **GRANTEE (S)**, for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said **GRANTEE (S)**, their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

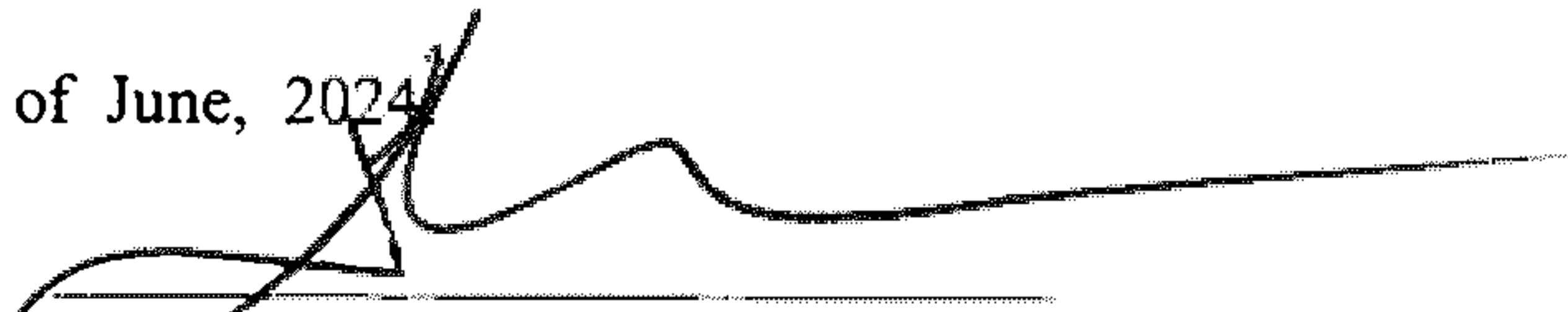
**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand and seal, this 27th day of June, 2024.

  
KENNETH CHRISTOPHER O'NEAL  
  
DESTINY LEIGH O'NEAL

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

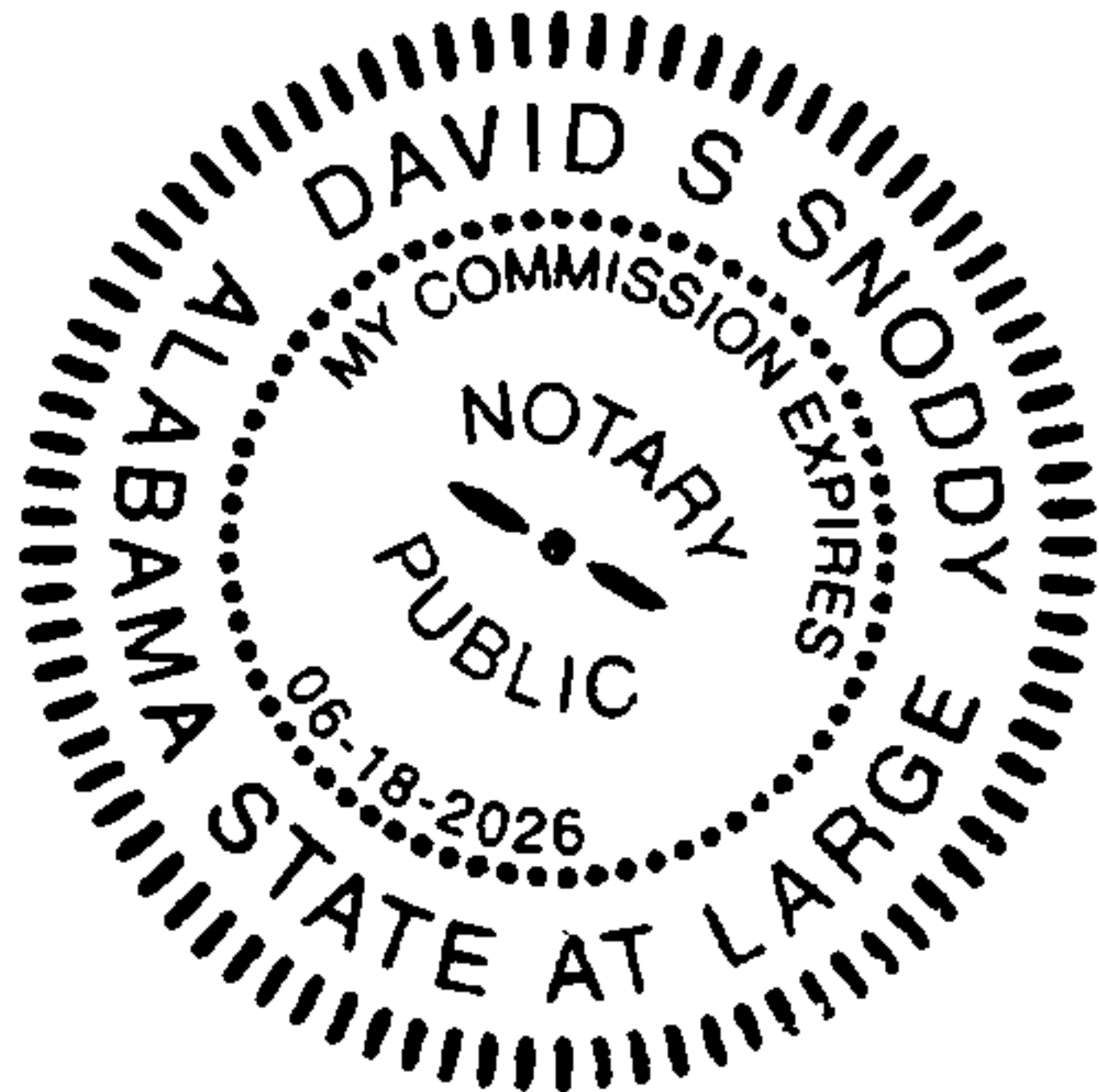
I, the undersigned, a Notary Public in and for said State and County, hereby certify that **KENNETH CHRISTOPHER O'NEAL and DESTINY LEIGH O'NEAL** is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2024

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:  
DAVID S SNODDY ATTORNEY AT LAW  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address:  
  
Property Address

KENNETH CHRISTOPHER O'NEAL  
170 Eagle Cove  
Drive, Pelham,  
AL 35124  
  
5540 PARKSIDE DRIVE  
BIRMINGHAM, AL 35242

Grantee's Name  
Mailing Address:  
  
Date of Sale  
Total Purchaser Price  
or  
Actual Value  
or  
Assessor's Market Value

CALLIE MADELYN SEAY  
5540 PARKSIDE DRIVE  
BIRMINGHAM, AL 35242  
  
June 27, 2024  
\$425,000.00  
\$  
\$

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date  
  
Unattested  
(verified by)

Print Callie Madelyn Seay  
Sign Callie Madelyn Seay  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
06/27/2024 03:03:09 PM  
\$61.00 JOANN  
20240627000193610

*Callie S. Seay*