

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-24-29964

Send Tax Notice To: Michael O'Neal  
Shelby O'Neal

1868 Hebb Rd  
Wilsonville AL  
35186

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Four Thousand Dollars and No Cents (\$64,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Neil Trevor Rhoden and Buffy Beach Rhoden, husband and wife**(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael O'Neal and Shelby O'Neal, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the 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, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the <sup>24<sup>th</sup></sup>~~47<sup>th</sup>~~ day of July, 2024.

Neil Trevor Rhoden  
Neil Trevor Rhoden

Buffy Beach Rhoden  
Buffy Beach Rhoden

State of Alabama

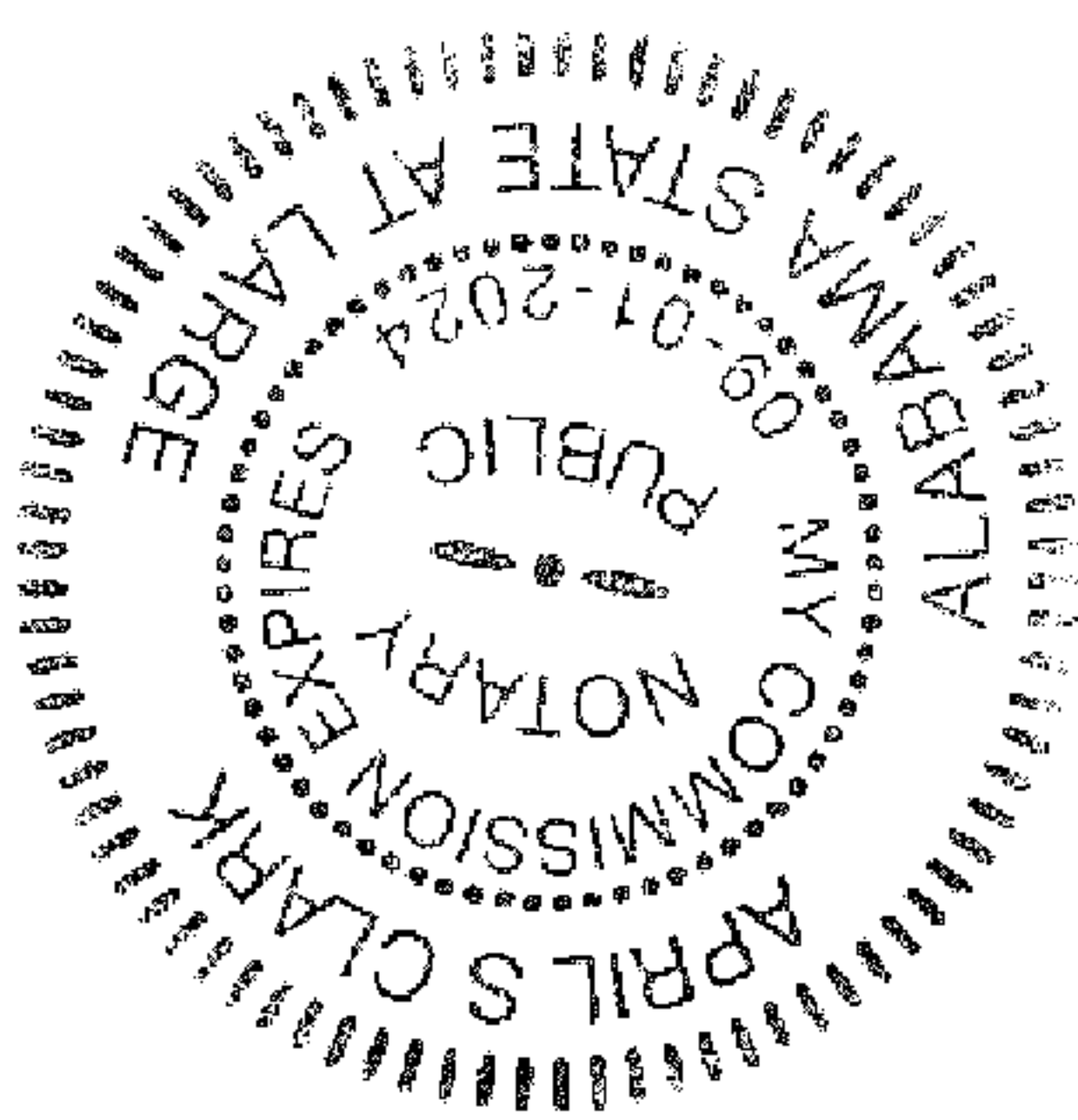
County of Shelby

April Clark  
I, ~~Michael T. Atchison~~, a Notary Public in and for the said County in said State, hereby certify that Neil Trevor Rhoden and Buffy Beach Rhoden, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the <sup>24<sup>th</sup></sup>~~47<sup>th</sup>~~ day of July, 2024.

April Clark  
Notary Public, State of Alabama

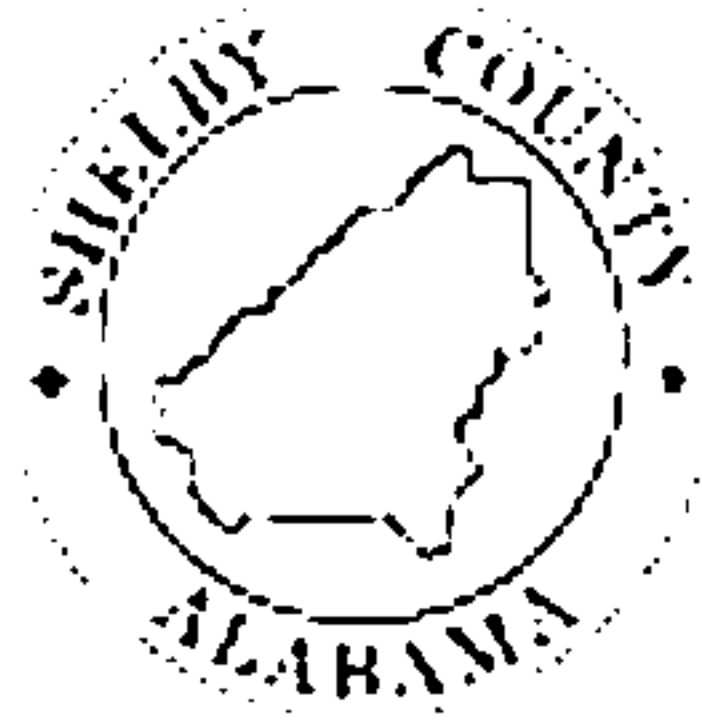
My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 2:**

Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama and run thence South 83 degrees 51 minutes 20 seconds East Along the North line of said quarter-quarter section a distance of 60.0 feet to a point; thence run South 00 degrees 03 minutes 19 seconds East a distance of 224.03 feet to a point; thence run North 89 degrees 59 minutes 11 seconds East a distance of 525.75 feet to a point; thence run North 03 degrees 30 minutes 08 seconds West a distance of 324.50 feet to a rebar corner; thence run North 03 degrees 30 minutes 00 seconds West a distance of 454.00 feet to a found rebar corner on the southerly margin of Shelby County Highway No. 61; thence run North 64 degrees 28 minutes 29 seconds East along the said southerly margin of said Highway No. 61 a distance of 29.95 feet to a set rebar corner and the point of beginning of the property, Parcel 2, being described; thence continue last described course along southerly margin of said Highway 61 a distance of 211.72 feet to a found rebar corner; thence run South 13 degrees 14 minutes 54 seconds East a distance of 208.81 feet to a found rebar corner; thence run South 08 degrees 22 minutes 01 seconds East a distance of 304.26 feet to a found rebar corner; thence run South 09 degrees 12 minutes 19 seconds East a distance of 14.95 feet to a found rebar corner; thence run South 82 degrees 21 minutes 05 seconds West a distance of 270.73 feet to a set rebar corner; thence run North 03 degrees 32 minutes 32 seconds West a distance of 299.55 feet to a set rebar corner; thence run North 00 degrees 26 minutes 14 seconds East a distance of 164.86 feet to the point of beginning



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/24/2024 03:35:46 PM  
 \$92.00 PAYGE  
 20240724000228290

*Alex S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	Neil Trevor Rhoden	Grantee's Name	Michael O'Neal
	Buffy Beach Rhoden		Shelby O'Neal
Mailing Address	<u>777 N. Horton Rd.</u>	Mailing Address	<u>1868 Hebb Rd</u>
	<u>Wilsonville AL 35186</u>		<u>Wilsonville AL 35186</u>
Property Address	<u>County Road 61</u>	Date of Sale	<u>July 17, 2024</u>
	<u>Wilsonville, AL 35186</u>	Total Purchase Price	<u>\$64,000.00</u>
		or	
		Actual Value	<u>                                </u>
		or	
		Assessor's Market Value	<u>                                </u>

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)

<u>      </u> Bill of Sale	<u>      </u> Appraisal
<u>XX</u> Sales Contract	<u>      </u> Other
<u>      </u> Closing Statement	

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 of 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 July 15, 2024

Print Neil Trevor Rhoden

       Unattested

Sign *Neil Trevor Rhoden*  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)