

This Instrument was Prepared by:

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

File No.: S-24-29954

Send Tax Notice To: Andrew Paul McNeal
Abby Virginia McNeal

8695 Hwy 10
Montevallo, AL 35115

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 **Ninety Thousand Dollars and No Cents (\$90,000.00)**, 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, **John Rainey**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Andrew Paul McNeal and Abby Virginia McNeal**, 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 taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse. **\$80,000.00** 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 1st day of

Aug, 2024.
John Rainey
John Rainey

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John Rainey, 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 1st day of Aug, 2024.

Michael T. Atchison
Notary Public, State of Alabama
My Commission Expires: September 01, 2024

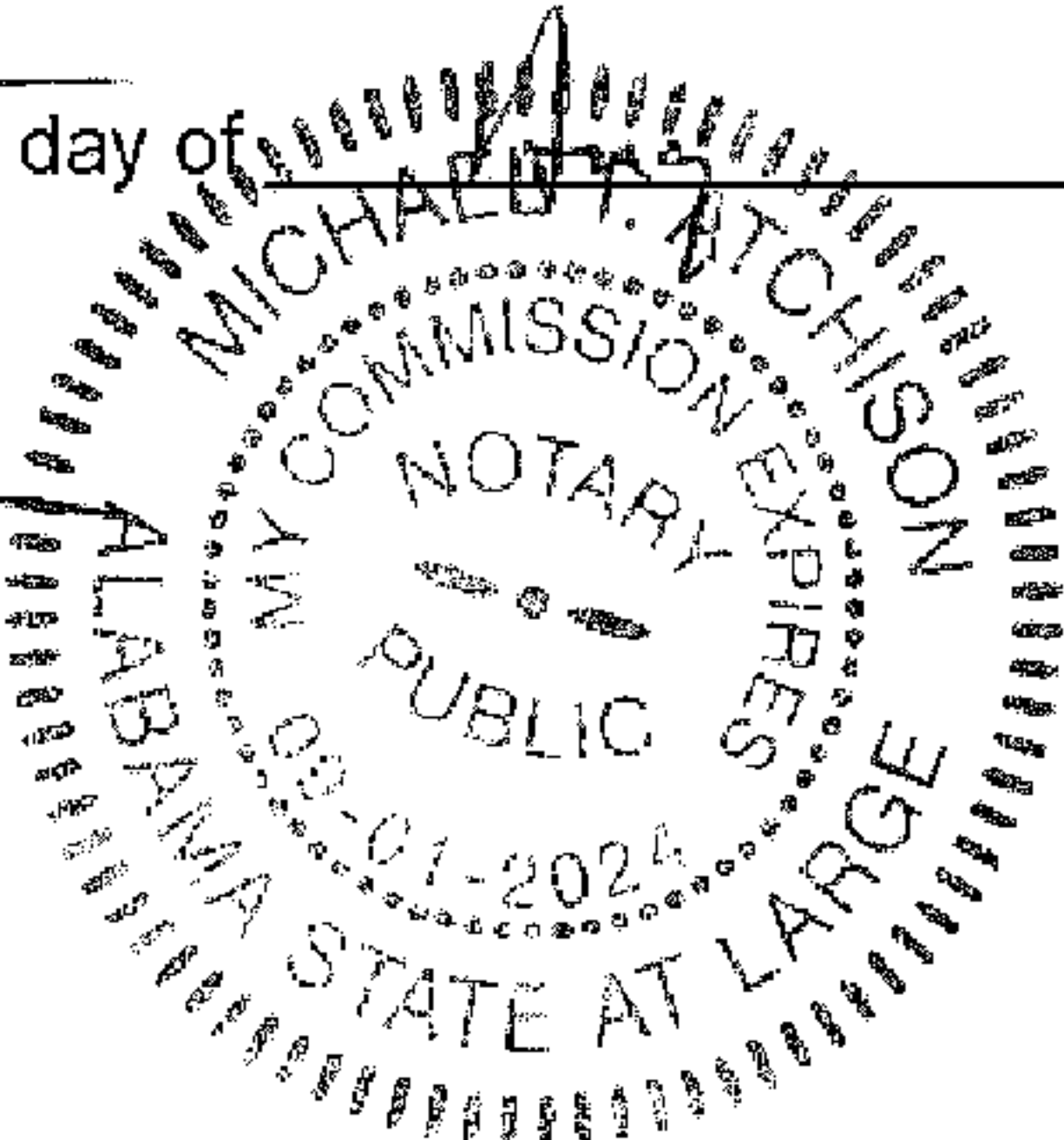


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SE 1/4 - SW 1/4, Section 28, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4-1/4 section and run northerly along the West boundary 237.60 feet more or less to an iron bolt and the point of beginning of this description; thence run North 02 degrees 04 minutes 30 seconds West 379 feet to an iron; thence run North 82 degrees, 37 minutes 52 seconds East 1010.35 feet to an iron on the West right of way of Shelby County Highway No. 10; thence run along said right of way South 03 degrees 07 minutes 11 seconds West 220.56 feet; thence run along said right of way South 00 degrees 50 minutes 30 seconds West 98.70 feet to a cross tie fence corner post; thence run along said fence South 89 degrees 55 minutes 08 seconds West 283.27 feet to an iron pipe; thence run South 00 degrees 00 minutes 00 seconds West 171.89 feet; thence run South 88 degrees 34 minutes 54 seconds West 691.77 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2024 03:39:46 PM
 \$118.00 JOANN
 20240801000239580

Allen 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	John Rainey	Grantee's Name	Andrew Paul McNeal
Mailing Address	<u>61 Appletree Lane</u> <u>Montevallo</u> <u>AL</u>	Mailing Address	<u>Abby Virginia McNeal</u> <u>8695 Hwy 10</u> <u>AL Montevallo AL</u> <u>35115</u>
Property Address	<u>8687 Highway 10</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>August 01, 2024</u>
		Total Purchase Price	<u>\$90,000.00</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></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 29, 2024

Print John Rainey

Unattested

Sign *John Rainey*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)