

WARRANTY DEED_{JOINT TENANTS WITH RIGHT OF SURVIVORSHIP}

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Josiah O'Neill and Mallory O'Neill
478 COUNTY ROAD 338
CHELSEA AL 35043

Presents:

THAT IN CONSIDERATION OF FOUR HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED AND 00/100 (\$427,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Olive Tree Homes, LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Josiah O'Neill and Mallory O'Neill, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northeast corner of the SW 1/4 of the SE 1/4 and thence in a westerly direction and along the North line of same for a distance of 360.00 feet; thence turn an angle of 98 degrees 30 minutes to the left in a southeasterly direction for a distance of 685.38 feet to a point on the northerly right of way line of a county road; thence turn an angle of 123 degrees 16 minutes to the left in a northeasterly direction and along said right of way line for a distance of 90.94 feet; thence turn an angle of 10 degrees 47 minutes to the right and along said right of way line for a distance of 92.49 feet to the point of beginning of the property described herein; thence continue along the last named course, and along said right of way line for a distance of 15.00 feet; thence turn an angle of 4 degrees 38 minutes to the right and along said right of way line for a distance of 112.05 feet; thence turn an angle of 11 degrees 44 minutes to the left and along said right of way line for a distance of 84.00 feet; thence an angle of 73 degrees 03 minutes to the left in a northwesterly direction for a distance of 210.00 feet; thence turn an angle of 100 degrees 05 minutes to the left in a southwesterly direction for a distance of 212.22 feet, thence turn an angle of 80 degrees 34 minutes to the left in a southeasterly direction for a distance of 210 feet to the point of beginning, being in Section 33, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$420,149.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE 14TH DAY OF AUGUST 2024

Olive Tree Homes, LLC

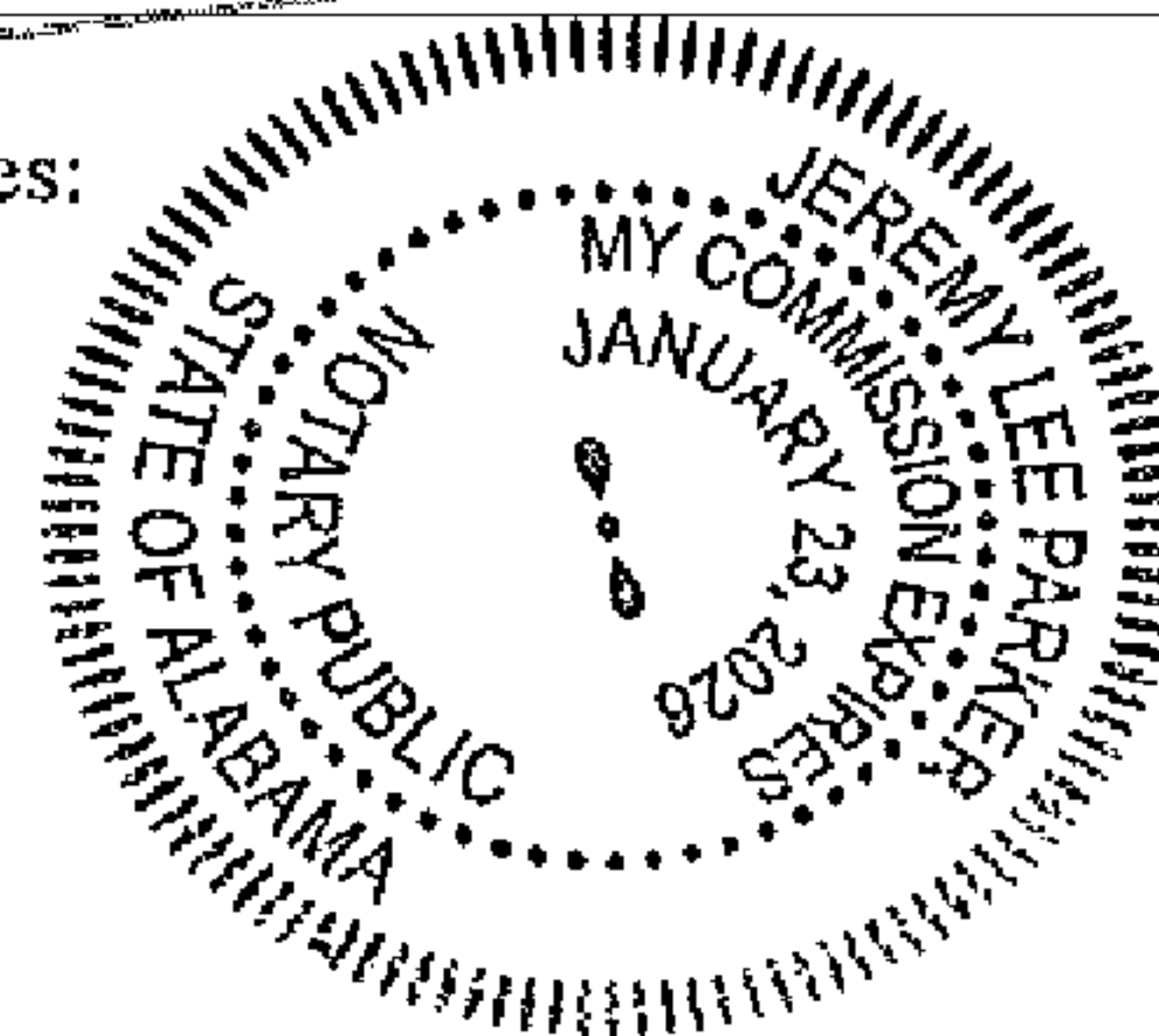
Sheri Friedlander
BY: SHERRI M FRIEDLANDER
ITS: MANAGING MEMBER

STATE OF **ALABAMA**
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that SHERRI M FRIEDDLANDER whose name as Managing Member of OLIVE TREE HOMES, LLC, a Limited Liability Company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company. Given under my hand and official seal, this the 14th day of August, 2024

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1320 Alford Ave Ste 102
Birmingham, AL 352226

[Signature]
Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name	Olive Tree Homes, LLC	Grantee's Name	Josiah O'Neill and Mallory O'Neill
Mailing Address	478 County Road 338 Chelsea, AL 35043		
Property Address	478 County Road 338 Chelsea, AL 35043	Date of Sale	August 14, 2024
		Total Purchase Price	\$427,900.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$

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
 ☐ Appraisal
☐ Sales Contract
 ☐ Other to
☒ 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 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 § 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: 08/14/2024

Print SHERRI M FRIEDLANDER

Sign: *Sherry Friedlander*

Grantor/Grantee/Owner/Agent (circle one)

(verified by)

Form RT-1



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

08/21/2024 08:06:46 AM

\$36.00 JOANN

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Allen S. Bayl