

**SEND TAX NOTICE TO:**

Thomas Shelby Neill

184 Oak Branch Ln  
Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **SEVENTY TWO THOUSAND AND 00/100 (\$72,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Andrew Colin Yon, a married man, Catherine Yon McCleskey, a married person, and Stephen Terrell Yon, a married person**, whose address is 1532 Camp Street, New Orleans, LA 70130, (hereinafter "Grantor", whether one or more), by **Thomas Shelby Neill**, whose address is 250 Oak Branch Lane, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Thomas Shelby Neill**, the following described real estate situated in Shelby County, Alabama, the address of which is **250 Oak Branch Lane, Chelsea, AL 35043** to-wit:

A Parcel of land situated in the SW 1/4 of the SE 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: . Commence at the NE Corner of the NW 1/4 of the NE 1/4 of above said Section 2; thence S00°26'25"W for a distance of 245.44'; thence S88°50'32"W for a distance of 458.98'; thence N86°00'52"W for a distance of 133.96' to the POINT OF BEGINNING; thence S02°16'02"W for a distance of 643.81' to the approximate centerline of Yellow Leaf Creek, all further calls will be along said approximate centerline until otherwise noted; thence N62°41'26"W for a distance of 13.62'; thence N82°32'53"W for a distance of 33.77'; thence S79°03'45"W for a distance of 53.29'; thence S84°39'15"W for a distance of 59.08'; thence N84°15'28"W for a distance of 38.98'; thence N55°24'25"W for a distance of 30.61'; thence N47°35'09"W for a distance of 31.59'; thence N39°23'00"W for a distance of 44.15'; thence N66°23'31"E for a distance of 58.28'; thence N27°07'16"E for a distance of 15.79'; thence N05°36'23"E for a distance of 82.05'; thence N16°29'52"W for a distance of 107.97'; thence N36°32'40"W for a distance of 122.57'; thence N42°24'35"W for a distance of 41.54'; thence N55°27'50"W for a distance of 54.22'; thence N64°24'28"W for a distance of 107.32'; thence N53°18'19"W for a distance of 57.39' to the Southerly R.O.W. line of Whisenhunt Road, Prescriptive R.O.W. and a non-tangent curve to the right, having a radius of 520.00, and subtended by a chord bearing N67°47'57"E, and a chord distance of 234.52'; thence along the arc of said curve and said R.O.W. line for a distance of 236.55'; thence N80°49'52"E and along said R.O.W. line for a distance of 196.15' to a curve to the right, having a radius of 285.00", and subtended by a chord bearing S86°10'25"E, and a chord distance of 128.18'; thence along the arc of said curve and said R.O.W. line for a distance of 129.28'; thence S73°10'45"E and along said R.O.W. line for a distance of 9.79' to the POINT OF BEGINNING.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

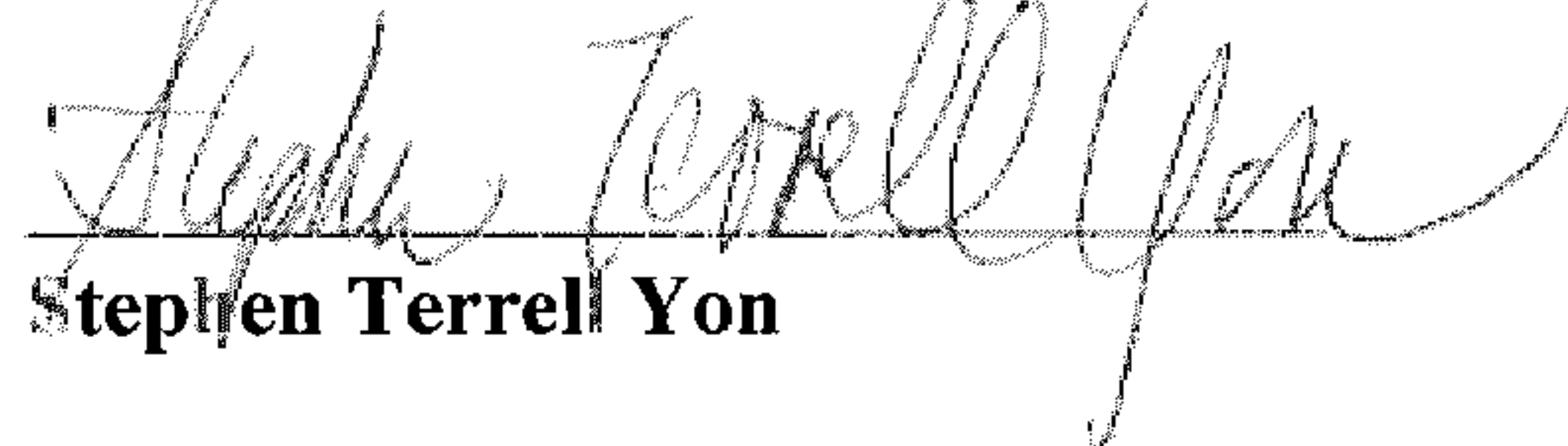
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 2nd day of December, 2024.

  
**Andrew Colin Yon**

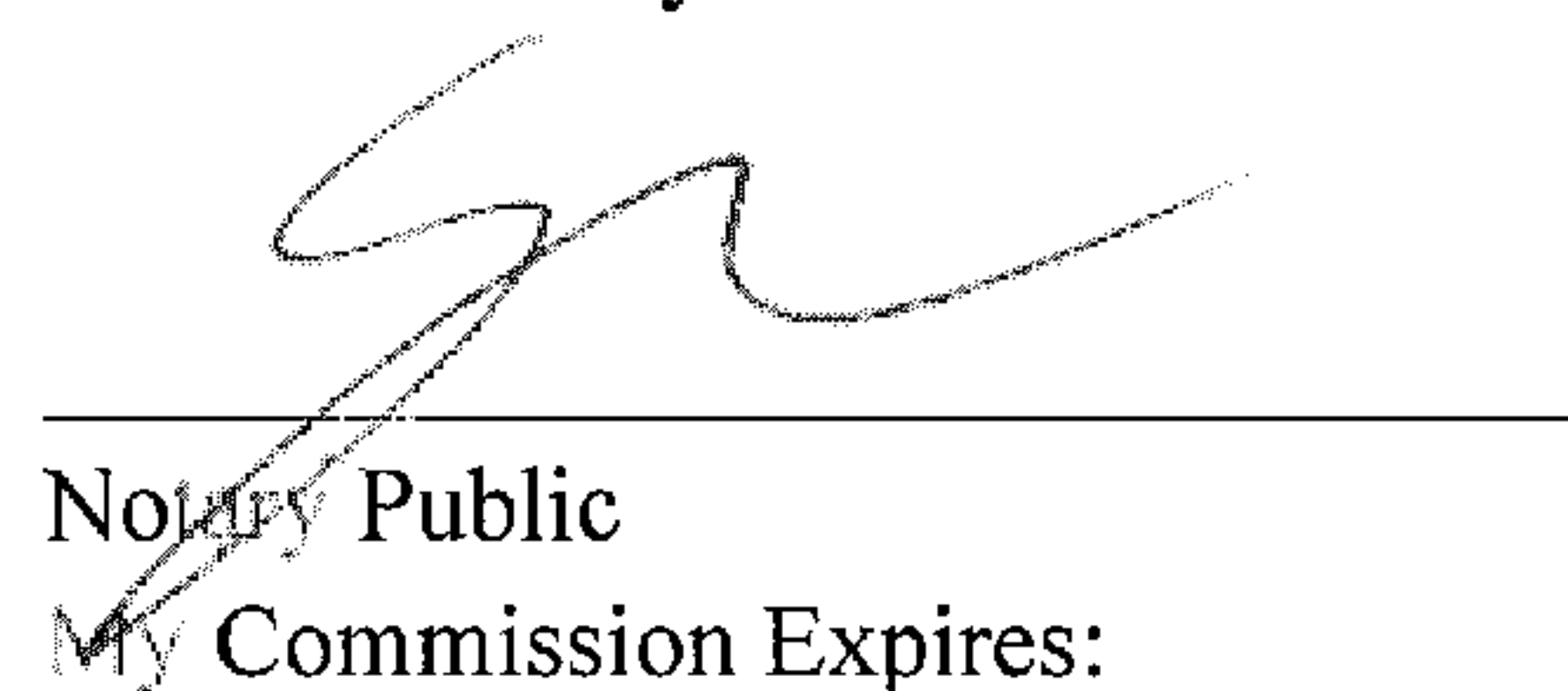
  
**Catherine Yon McCleskey**

  
**Stephen Terrell Yon**

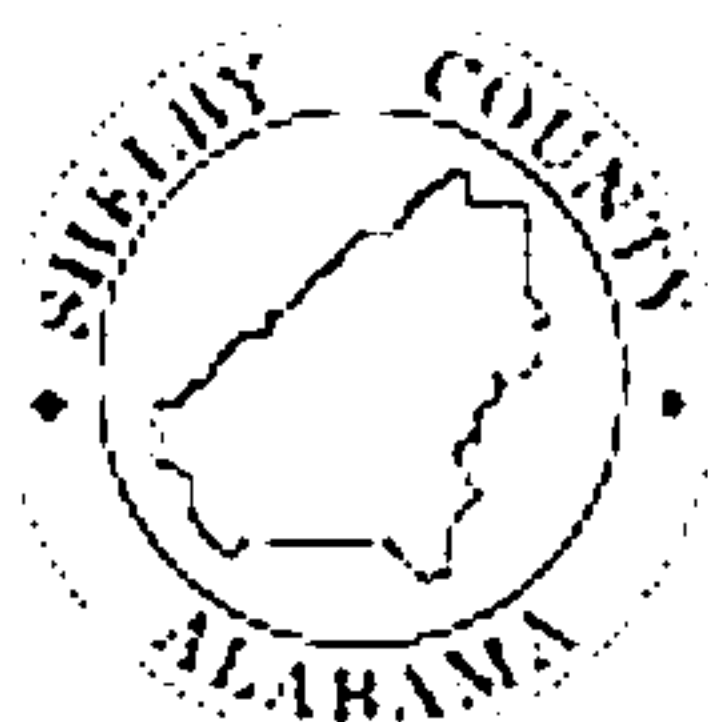
STATE OF ALABAMA  
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Andrew Colin Yon, Catherine Yon McCleskey, Stephen Terrell Yon and 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 2nd day of December, 2024.

  
 Notary Public  
 My Commission Expires:

**PATRICK SKYLER MURPHY**  
 Notary Public, Alabama State at Large  
 My Commission Expires 03/25/26



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/04/2024 10:42:31 AM**  
**\$98.00 JOANN**  
**20241204000373460**

