

THIS INSTRUMENT WAS PREPARED BY:

Send Tax Notice To:

Yumato Kelley
PO Box 266
225 Pine Drive
Vincent, AL 35178

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY



20251006000307820 1/3 \$84.50
Shelby Cnty Judge of Probate, AL
10/06/2025 12:08:36 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 Dollar (\$1.00) and other good and valuable consideration paid to the undersigned, the receipt whereof is hereby acknowledged, I,

David C. O'Neal, Jr. married (hereinafter Grantor),

hereby remise, release, quit claim, grant, sell, and convey to

Marcus Kelley and David C. O'Neal, Jr. (hereinafter Grantee), all of my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a $\frac{5}{8}$ " rebar found and locally accepted to be the Southwest corner of sold Section 28; thence South 89 degrees 08 minutes 50 seconds East along the South line of said Section for a distance of 248.01 feet to a $\frac{1}{2}$ " capped iron pin found stamped "Tucker"; thence continuing South 89 degrees 08 minutes 50 seconds East along said South line for a distance of 406.00 feet to a $\frac{1}{2}$ " capped iron pin found stamped "Tucker" and the POINT OF BEGINNING of parcel herein described; thence leaving said South line, North 19 degrees 59 minutes 25 seconds East for a distance of 136.39 feet to $\frac{1}{2}$ " capped iron pin stamped "Tucker" found on the Southwest right-of-way margin of Highway 25 (80' right-of-way); thence South 84 degrees 35 minutes 48 seconds East along said right-of-way for a distance of 112.00 feet to a $\frac{1}{2}$ " capped iron pin set; thence leaving said right-of-way, South 32 degrees 06 minutes 21 seconds West for a distance of 96.12 feet to a $\frac{1}{2}$ " capped iron pin set on the South line of said Section 28; thence North 89 degrees 14 minutes 02 seconds West for a distance of 96.72 feet to the POINT OF BEGINNING. Containing 0.27 acres, more or less.

SUBJECT TO RIGHTS OF WAY, EASEMENT, AND OTHER ENCUMBRANCES.

Shelby County, AL 10/06/2025
State of Alabama
Deed Tax: \$56.50



20251006000307820 2/3 \$84.50
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The above-described property is not the homestead of the GRANTOR or his/her spouse.

TO HAVE AND TO HOLD to said GRANTEE, his heirs and assigns forever.

Given under my hand and official seal this 16th day of October, 2025.

DAVID O'NEAL (SEAL)
Signature

DAVID O'NEAL
Name Printed

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Cephus O'Neal, whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2025.

Allen B. Gossard (SEAL)
Notary Public

My Commission Expires: November 6 2028

Real Estate Sales Validation Form

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

Grantor's Name David C. O'Neal Sr
Mailing Address PO Box 483
Vincent AL 35178

Grantee's Name Marcus Kelley / David C. O'Neal
Mailing Address PO Box 266
Vincent AL 35178


Property Address 47045 Hwy 25
Vincent AL 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or

Assessor's Market Value \$ 56,470


20251006000307820 3/3 \$84.50
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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 This deed is to correct
☐ Other inst # 20250605000173260

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 _____

Print David C. O'Neal Sr

☒ Unattested

H. Melson
(verified by)

Sign David C. O'Neal Sr
(Grantor/Grantee/Owner/Agent) circle one