

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Richard J. Dunkin  
2147 Chelsea Ridge Drive  
Columbiana, AL 35051

STATE OF ALABAMA )  
  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Eighty-Six Thousand and 00/100 (\$286,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Anthony F. Kelley and wife, Tiffany S. Kelley**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Richard J. Dunkin**, (hereinafter referred to as GRANTEE), heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:


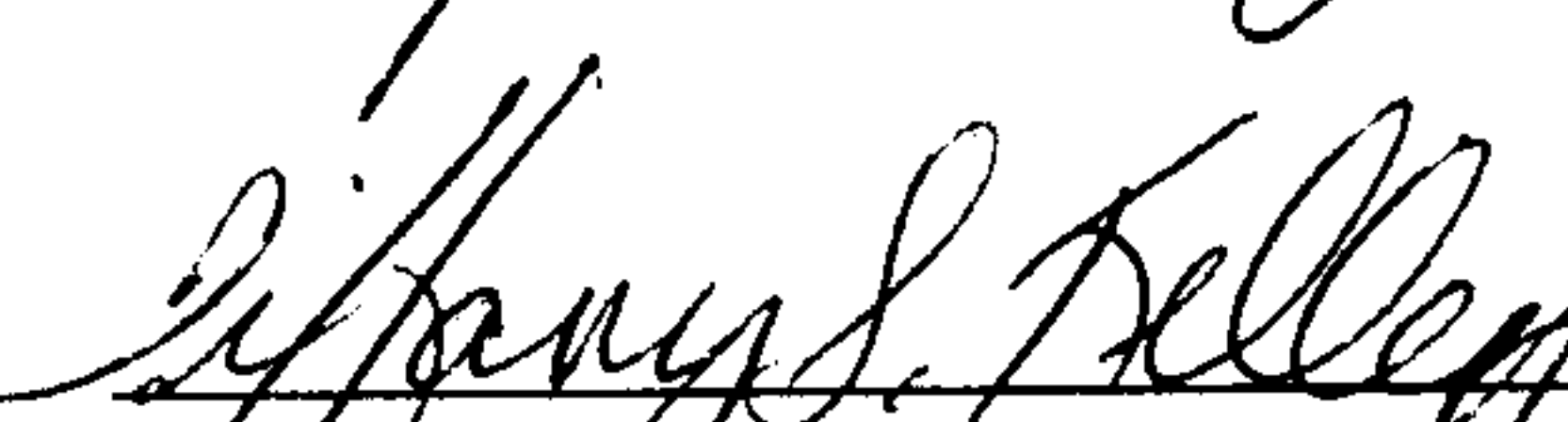
**See Exhibit "A", Legal Description**

Subject To:  
Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the **26th** day of **August**, 2016.


  
Anthony F. Kelley  
  
Tiffany S. Kelley

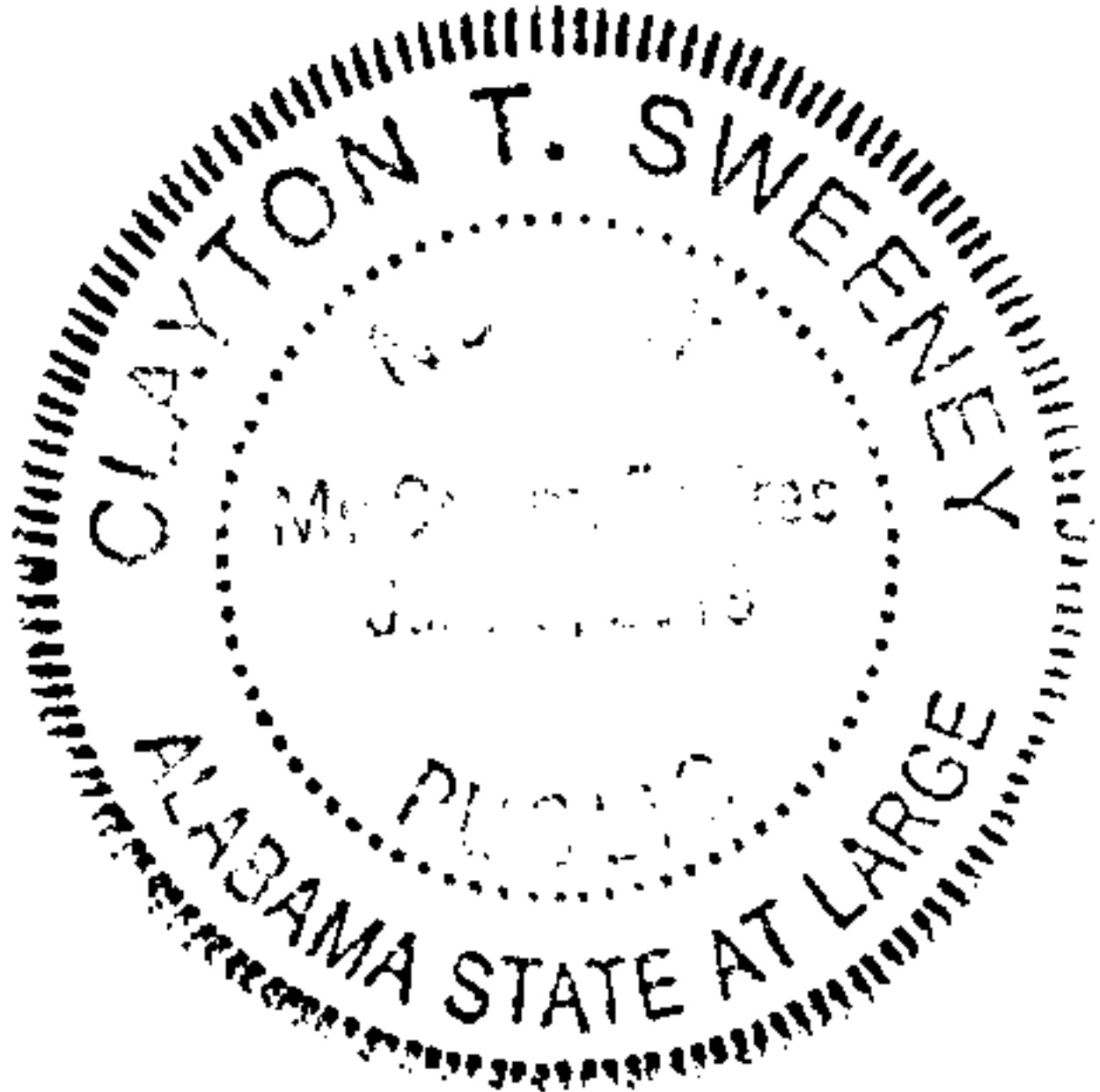
Shelby County, AL 09/02/2016  
State of Alabama  
Deed Tax: \$2.50

STATE OF ALABAMA )  
  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Anthony F. Kelley and wife, Tiffany S. Kelley, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of August, 2016.

  
NOTARY PUBLIC  
My Commission Expires: 06-02-2019



CLAYTON T. SWEENEY, ATTORNEY AT LAW

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

A parcel of land situated in the Northwest quarter of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of Lot 20, Chelsea Ridge Estates, 1<sup>st</sup> Sector, as recorded in Map Book 35, Page 150, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in Southwesterly direction along the North line of said Lot 20 for a distance of 112.70 feet to the Northwest corner of said Lot 20; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run a in a Northwesterly direction for a distance of 115.24 feet to a point on a curve to the right, having a central angle of 34 degrees, 05 minutes, 01 seconds and a radius of 275 feet; thence turn an angle of 135 degrees, 38 minutes, 25 seconds to the right to the chord of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 163.59 feet to the point of beginning. Said parcel of land containing 7,797 square feet, more or less.



20160902000320070 2/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
09/02/2016 12:59:36 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Anthony F. Kelley and  
Tiffany S. Kelley

Grantee's Name Richard J. Dunkin

Mailing Address 8132 Preserve Drive  
Auburn, AL 36079

Mailing Address 2147 Chelsea Ridge Drive  
Columbiana, AL 35051

Property Address 2147 Chelsea Ridge Drive  
Columbiana, AL 35051

Date of Sale August 26, 2016

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 2,470.00

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/ Assessor's Appraised Value  
☐ Other – property tax redemption

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 Anthony F. Kelley and Tiffany S. Kelley

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20160902000320070 3/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
09/02/2016 12:59:36 PM FILED/CERT