


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20221206000443570 1/3 \$93.00
Shelby Cnty Judge of Probate, AL
12/06/2022 02:57:55 PM FILED/CERT

Send Tax Notice to:
William Mead

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY FIVE THOUSAND DOLLARS AND NO CENTS (\$65,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Mary L. Dunkin, a single man (herein referred to as Grantors)** grant, bargain, sell and convey unto **William Mead and Connie Mead (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

Mary L. Dunkin is the surviving grantee in Instrument No. 20100713000221610. The other grantee William R. Dunkin is deceased, having died August 6, 2016.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

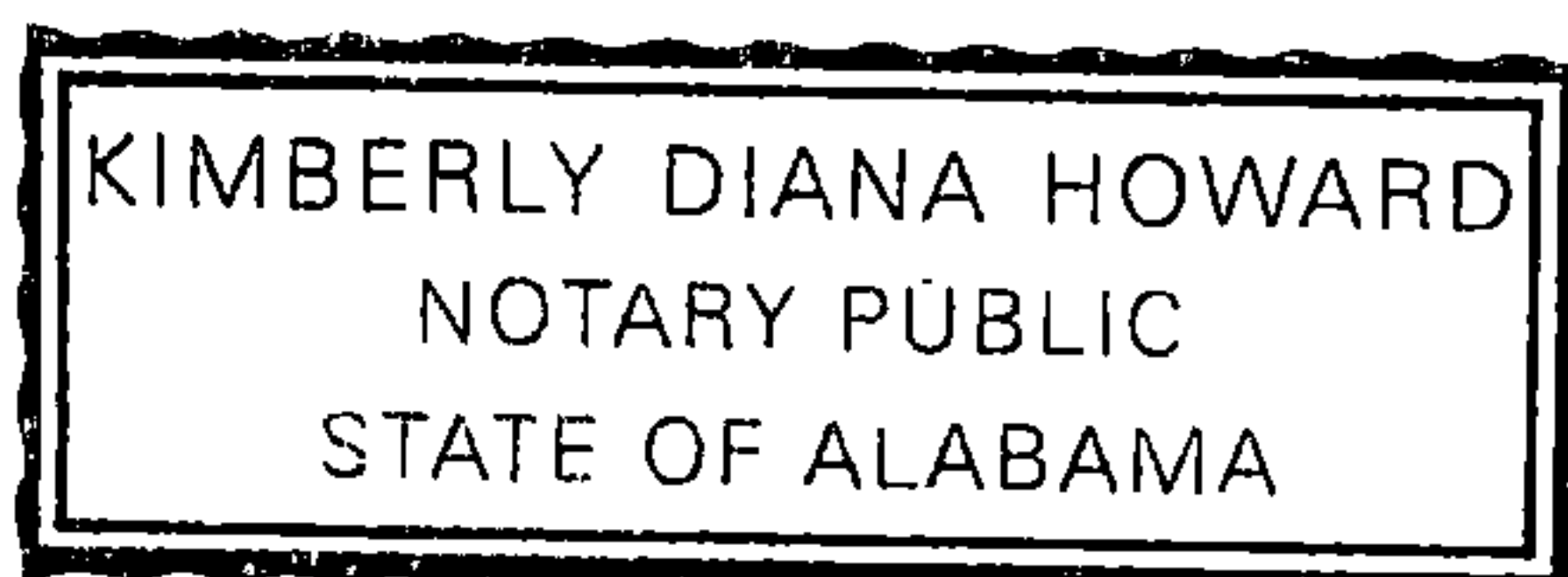
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of December 2022.



Mary L. Dunkin

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Mary L. Dunkin**, whose name is 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December 2022.




Notary Public
My Commission Expires: 12-20-25

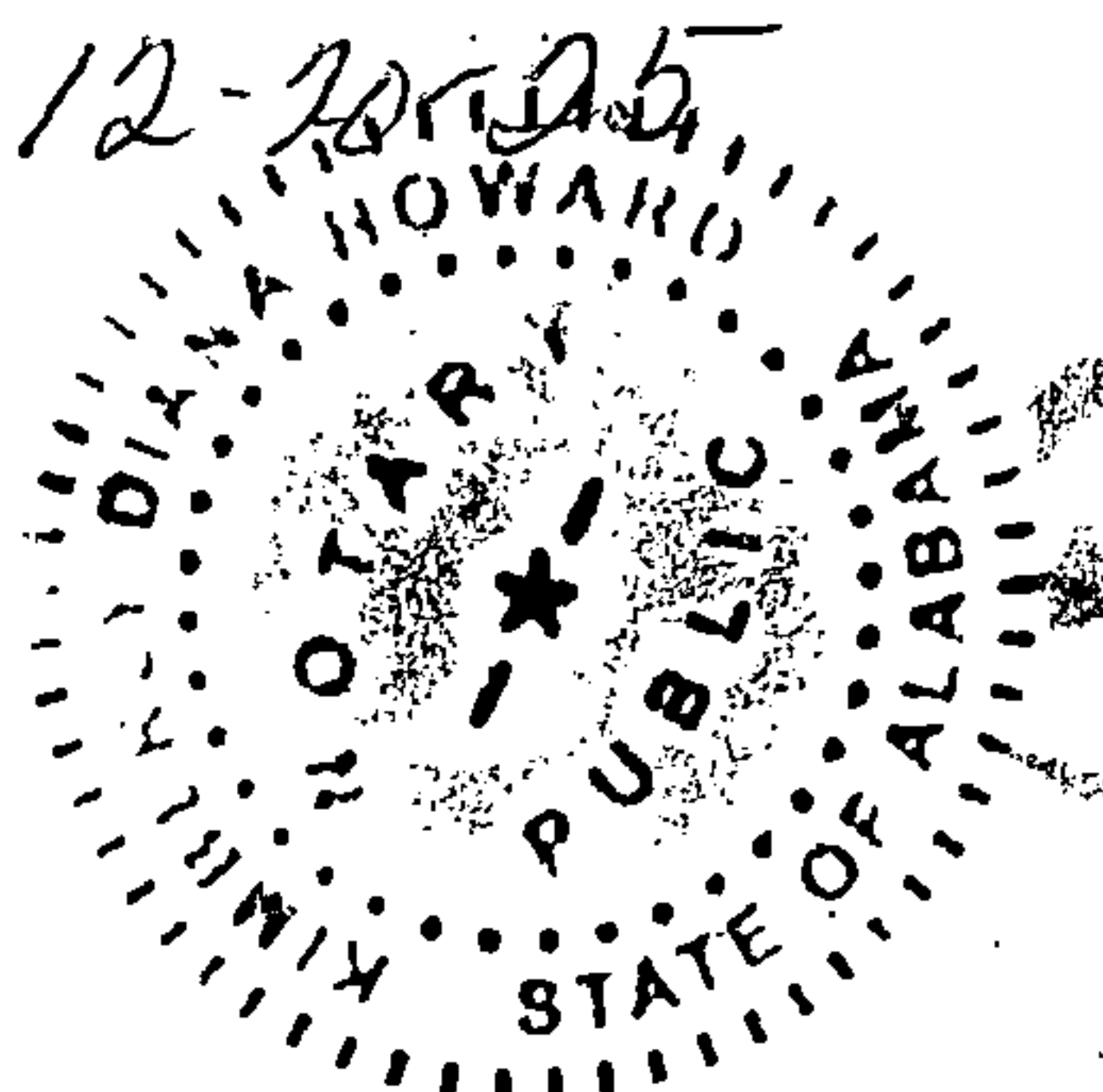


EXHIBIT A – LEGAL DESCRIPTION



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A part of the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Being at the NW corner of the NW 1/4 of the NE 1/4 of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence 20 degrees 24 minutes 06 seconds right from North line of said 1/4-1/4section, run Southeasterly along a fence for 277.58 feet; thence (continue along said fence the following described courses) 83 degrees 05 minutes 51 seconds right for 55.85 feet; thence 56 degrees 13 minutes 49 seconds right for 67.80 feet; thence 51 degrees 56 minutes 10 seconds left for 47.73 feet; thence 14 degrees 28 minutes 57 seconds right for 55.76 feet; thence 38 degrees 50 minutes 45 seconds right for 18.04 feet; thence(leaving said fence) 18 degrees 52 minutes 35 seconds right run Westerly 123.13 feet; thence 89 degrees 46 minutes 54 seconds left run Southerly 7.0 feet; thence 134 degrees 27 minutes 02 seconds right run Northwesterly 296.74 feet to Sterrett Cemetery; thence 116 degrees 43 minutes 43 seconds right run northeasterly 223.79 feet to the point of beginning.



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Real Estate Sales Validation Form

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

Grantor's Name	<u>Mary L Dunkin</u>	Grantee's Name	<u>William & Connie Mead</u>
Mailing Address	<u>57 Meadow Drive</u> <u>Vincent AL</u> <u>35178</u>	Mailing Address	<u>38 Woodhaven Lane</u> <u>Sterritt AL 35147</u>
Property Address	<u>66 Woodhaven Lane</u> <u>Sterritt AL</u> <u>35147</u>	Date of Sale	<u>12-3-2022</u>
		Total Purchase Price \$	<u>65,000</u>
		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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 12-3-2022 Print Mary L Dunkin
 _____ Sign Mary L Dunkin
 (verified by) (Grantor/Grantee/Owner/Agent) circle one