

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Leaann D. Bailey
225 Camellia Drive
Chelsea, Alabama 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

20130905000361520 1/3 \$230.00
Shelby Cnty Judge of Probate, AL
09/05/2013 01:47:53 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Ten Thousand and No/100 Dollars (\$210,000.00) and other good and valuable consideration, to the undersigned grantor, Christopher L. Dunn and wife, Lisa H. Dunn, (hereinafter sometimes referred to as "Grantor"), in hand paid by Leaann D. Bailey (hereinafter sometimes referred to as "Grantee"), the receipt whereof is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 413, according to the Survey of Windstone IV, as recorded in Map Book 27, Page 55, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for the year 2013 and subsequent years; (2) Restrictions as shown by recorded Map; (3) Restrictions appearing of record in Instrument 1998-16151, Instrument 2001-10757, Instrument 2001-54659, Instrument 2001-54658, Instrument 2000-40161 and Instrument 2001-10757 in the Probate Office of Shelby County, Alabama; (4) Mineral and mining rights and rights incident thereto recorded in Instrument 1998-16151, in the Probate Office of Shelby County, Alabama; (5) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 127, Page 336, in the Probate Office of Shelby County, Alabama; (6) Memorandum of affidavit regarding oil and gas lease between Kimberly-Clark Corporation and the Anschutz Corporation recorded in Misc. Book 45, Page 303, in the Probate Office of Shelby County, Alabama; (7) Easement for Alabama Power Company recorded in Instrument 2001-42178, in the Probate Office of Shelby County, Alabama; (8) Easement to Alabama Power Company recorded in Instrument 2001-42178 and Instrument 20040910000505560 in the Probate Office of Shelby County, Alabama; (9) Building lines and easements as shown by recorded Map.

TO HAVE AND TO HOLD to the Grantee, her heirs and assigns forever.

And Grantors do for themselves, their heirs and assigns, covenant with the Grantee, her heirs and assigns, that they are lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey

the premises as aforesaid; that they will, and their heirs and assigns shall, warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this the 30th day of August, 2013.

Christopher L. Dunn
Christopher L. Dunn
Lisa H. Dunn
Lisa H. Dunn

STATE OF ALABAMA)

COUNTY SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher L. Dunn and wife, Lisa H. Dunn, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of August, 2013.

John L. Dunn
Notary Public

My commission expires: 7/14/2015



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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:

Christopher L. Dunn and Lisa H. Dunn

Mailing Address:

Property Address:

225 Camellia Drive

Chelsea, Alabama 35043

Grantee's Name:

Leaann D. Bailey

Mailing Address:

225 Camellia Drive

Chelsea, Alabama 35043

Date of Sale:

Total Purchase Price or Actual Value or

Assessor's Market Value: \$ 210,000.00

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

Contract XX

Other

Appraisal

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 applicable.

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 Section 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 Section 40-22-1 (h).

Date: 8/30, 2013

Christopher L. Dunn
(verified by Grantor/Grantee/Agent) Circle One
Lisa H. Dunn
(verified by Grantor/Grantee/Agent) Circle One

Form RT-1



20130905000361520 3/3 \$230.00

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