

THIS INSTRUMENT WAS PREPARED BY:
Hayes D. Brown
Attorney at Law
P.O. Box 530243
Birmingham, Alabama 35253

SEND TAX NOTICE TO:
Clifton H. Dunlap
21014 Highway 55
Sterrett, AL 35147

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor, Connie Dunlap Buckingham as Executrix of the Last Will and Testament of Christene Weldon Dunlap, and Clifton Homer Dunlap, a single man (herein collectively referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto Clifton Homer Dunlap (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

1.08 acres more or less out of the SE ¼ of the SW ¼, Section 5, Township 18, Range 2 East. Lying and being in that portion south of Columbiana Road, more particularly described as follows: For point of beginning go north from the south east corner 420 feet along the east boundary line of the SE ¼ of the SW ¼, thence continue in a straight line along the east boundary 180 feet to the south side of Columbiana Road, thence south west along the south side of the Columbiana road 300 feet, thence south 180 feet, thence east 225 feet to point of beginning.

Christene Weldon Dunlap was awarded sole title to this property pursuant to the provisions of the Final Decree of Divorce dated September 23, 1986 a copy of which is recorded simultaneously herewith.
This deed is prepared pursuant to the dispositive provisions of Item Three of the Last Will and Testament of Christene Weldon Dunlap dated the 27th day of January, 2004 and filed for probate in the Probate Court of Shelby County, Alabama case number PR 2013-000162.

A copy of the Last Will and Testament of Christene Weldon Dunlap and the Letters Testamentary granted to Connie Dunlap Buckingham are recorded simultaneously herewith.
Source of Title: Deed Volume 209, Page 575 in the Probate Office of Shelby County, Alabama.
Clifton H. Dunlap and Clifton Homer Dunlap is one and the same person.
The real estate conveyed hereby is the homestead of the Clifton Homer Dunlap, who joins in this conveyance.
The above Grantors have determined that the property address of this property is 21014 Highway 55 Sterrett, Alabama.
No title opinion is requested or given by the preparer.

Subject to: (1) Easements, restrictions, covenants, limitations, and Rights of Way of _____ record if any.
(2) Ad valorem taxes due and payable October 1, 2013 and subsequent years.

TO HAVE AND TO HOLD Unto the said GRANTEE, his successors and assigns forever.

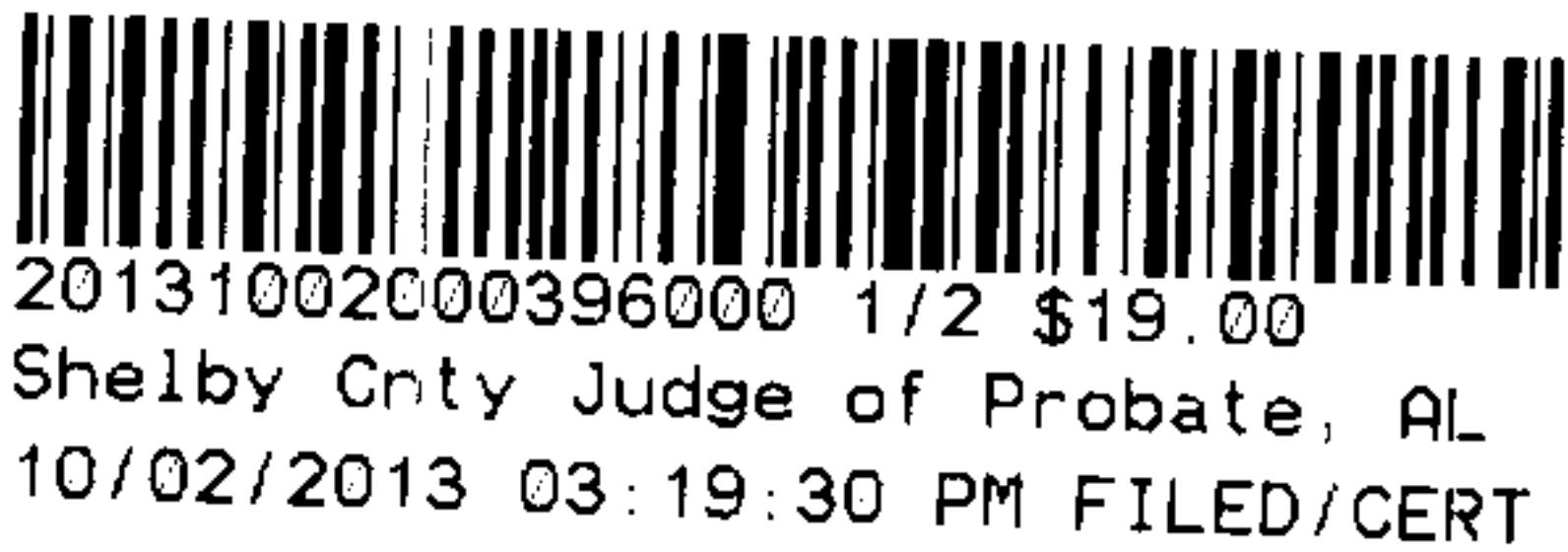
IN WITNESS WHEREOF, we have hereunto set our hands and seal this 1st day of October, 2013.

WITNESS

Connie Dunlap Buckingham
Connie Dunlap Buckingham as Executrix of the Last Will and Testament of Christene Weldon Dunlap

WITNESS

Clifton H. Dunlap
Clifton Homer Dunlap



STATE OF ALABAMA)
COUNTY OF Jackson)

I, ANN CARSTENS, a Notary Public in and for said County in said State, hereby certify that Connie Dunlap Buckingham whose name as Executrix of the Last Will and Testament of Christene Weldon Dunlap is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she as such Executrix and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1st day of October, 2013.

Ann Carstens
NOTARY PUBLIC
My Commission Expires: 8/5/2014

STATE OF Alabama)
COUNTY OF Jackson)

I, ANN CARSTENS, a Notary Public in and for said County in said State, hereby certify that Clifton Homer Dunlap whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1st day of October, 2013.

Ann Carstens
NOTARY PUBLIC
My Commission Expires: 8/5/2014

Real Estate Sales Validation Form

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

Grantor's Name Estate of Christene Weldon Dunlap
Mailing Address 21014 Highway 55
Stevie H, AL 35147

Grantee's Name Clifton H. Dunlap
Mailing Address 21014 Highway 55
Stevie H, AL 35147

Property Address 21014 Highway 55
Stevie H, AL 35147

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 37,110.00

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
☒ Other Assessor's Market Value

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 10-01-2013

Unattested

(verified by)

Print Clifton H. Dunlap as Executor of Estate

of Christene Weldon Dunlap
Sign Clifton H. Dunlap
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1