

**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**Post Office Box 11244**  
**Birmingham, AL 35202-1244**  
**(NO TITLE EXAMINATION PROVIDED)**

**SEND TAX NOTICE TO:**  
**Jerri Lynn**  
**96 Idle Lane**  
**Helena, Alabama 35080**

**STATE OF ALABAMA                    )**

**COUNTY OF SHELBY                    )**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Thirty-five Thousand and No/100 Dollars (\$35,000.00) and other good and valuable consideration, to the undersigned, Sally Dunaway, an unmarried woman, Jeffrey Lynn Dunaway, a married man, and Karen Renee Cottingham, a married woman, ("Grantor") , in hand paid by Jerri Lynn ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

One acre of land, more or less, in the SW 1/4 of the SW 1/4 of the NW 1/4, Section 18, Township 20 South, Range 3 West, described as follows: Beginning at the Northeast corner of the SW 1/4 of the SW 1/4 of the NW 1/4 of said Section, Township and Range, running West 220 feet parallel to said Section line; thence South 220 feet, parallel to said Section line; thence East 220 feet parallel to said Section line; thence North 220 feet to the point of beginning; situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Current taxes; (2) Easements and restrictions of record.

Sally Dunaway is the surviving grantee in that deed conveying the above-described Real Estate to Aubrey Dunaway and Sally Dunaway, recorded as Instrument Number 1996-00088 in the Office of the Judge of Probate of Shelby County, Alabama. Aubrey Dunaway died on April 7, 2000.


Jeffrey Lynn Dunaway and Karen Renee Cottingham are the only children born of Aubrey Dunaway and Sally Dunaway.

Grantors hereby certify that the above-described Real Estate does not constitute their homestead (as defined by Section 6-10-2 of the Code of Alabama (1975)).

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

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

Shelby County, AL 12/29/2014  
State of Alabama  
Deed Tax: \$35.00

  
20141229000405150 1/4 \$59.00  
Shelby Cnty Judge of Probate, AL  
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the same as aforesaid; that Grantors 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 conveyance on this the 15<sup>th</sup> day of October, 2014.

WITNESSES:

<u>Anne P. Marshall</u>	<u>Sally Dunaway</u> Sally Dunaway
<u>Anne Marshall</u>	<u>Jeffrey L. Dunaway</u> Jeffrey Lynn Dunaway
<u>10-14-2014</u>	<u>Karen Renee Cottingham</u> Karen Renee Cottingham

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sally Dunaway, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15 day of October, 2014.

Kathy S. Jatum  
Kathy S. Jatum

My Commission Expires May 23, 2017

My Commission Expires: May 23, 2017

STATE OF ALABAMA )

COUNTY OF Chilton )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Renee Cottingham, a married woman, 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, she executed the same voluntarily on the day the same bears date.

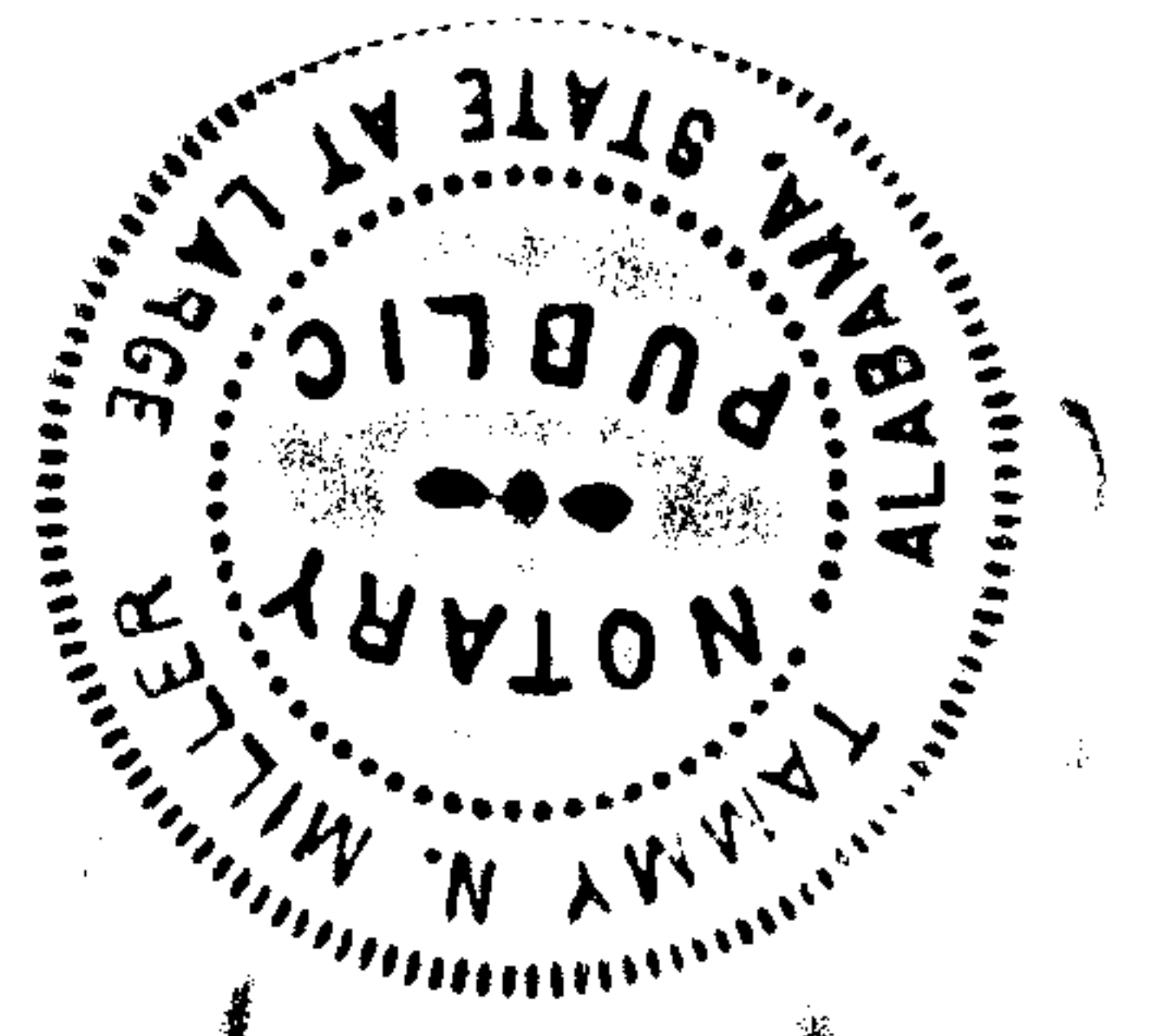
Given under my hand and seal this 14 day of October, 2014.

Tammy N. Miller  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES 08-01-2014  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20141229000405150 2/4 \$59.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that Jeffrey Lynn Dunaway, a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15<sup>th</sup> day of October, 2014.

Anne P. Marshall  
Notary Public

My Commission Expires: 3/7/2015

STATE OF ALABAMA )


COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sally Dunaway, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15<sup>th</sup> day of October, 2014.

Anne P. Marshall  
Notary Public

My Commission Expires: 3/7/2015

  
20141229000405150 3/4 \$59.00  
Shelby Cnty Judge of Probate, AL  
12/29/2014 10:03:04 AM 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:  
Sally Dunaway, Jeffrey Lynn Dunnaway, etal.  
Mailing Address:  
1608 4<sup>th</sup> Avenue North  
Clanton, Alabama 35045

Grantee's Name:  
Jerri Lynn  
Mailing Address:  
96 Idle Lane  
Helena, Alabama 35080

Property Address:  
96 Idle Lane  
Helena, Alabama 35080

Date of Sale: August, 2014  
Total Purchase Price or Actual Value or  
Assessor's Market Value: \$35,000.00

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 \_\_\_\_\_  
Other: Lease-Sale Contract

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.

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**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 provide and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined y 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: 10/15/2014

Sally Dunaway  
(verified by Grantor) - Sally Dunaway

Form RT-1

  
20141229000405150 4/4 \$59.00  
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