

WARRANTY DEED



20150605000187580 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
06/05/2015 02:28:26 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE, made this 21st day of May, 2015, between DAVID R. DUNN, a single man, hereinafter referred to as Grantor, and THE WILLOW BEND IRREVOCABLE TRUST, hereinafter referred to as Grantee.

WITNESSETH, That the Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid, the receipt whereof is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, to-wit:

Commence at the SW corner of the NW1/4 of NE1/4 of Section 25, Township 19, Range 1 West; and run East 531 feet, more or less, along South boundary of said 1/4-1/4 Section, to the Eastern right-of-way of Chelsea Public Road (County Road #440) for point of beginning of the land herein described; thence run Northeasterly along the Easterly right-of-way of said Chelsea Public Road a distance of 346 feet, more or less, to the gravel driveway; thence run Southeasterly along said gravel driveway a distance of 300 feet, more or less, to the intersection of the South boundary of said 1/4-1/4 Section; thence run West along the South boundary of said 1/4-1/4 Section a distance of 342 feet to the point of beginning. Situated in the NW1/4 of NE1/4 of Section 25, Township 19, Range 1 West.

ALSO, beginning 160 feet East of the Chelsea Road that lands to Highway (Florida Short Route) as beginning point; thence running South 30 feet; thence East 200 feet; thence North 30 feet; thence West 200 feet to place of beginning. This plot of land joins the South line of property above described, being a part of the SW1/4 of the NE1/4 of Section 25, Township 19, Range 1 West, containing 66 2/3 square yards or approximately 1/8 of an acre and being same description shown on deed recorded in Deed Book 217, page 975, Subject to easements and rights-of-way of record. The house located on the above described property sold as is.

Subject to:

Shelby County, AL 06/05/2015
State of Alabama
Deed Tax: \$61.00

1. Ad Valorem Taxes due October 1, 2015.
2. Easements, restrictions, right-of-way, permits of record.

GRANTOR'S SOURCE OF TITLE IS FOUND IN INSTRUMENT #: 20150324000092480
PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, forever. And the Grantor will forever warrant and defend the title to the same to the said Grantee, and to its heirs, representatives and assigns, from every lawful claim whatever.



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IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on the date above written.

David R. Dunn
DAVID R. DUNN

(L.S.)

STATE OF ALABAMA
COUNTY OF ETOWAH

Before me, the undersigned Notary Public in and for said County and State, personally appeared DAVID R. DUNN, a single 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 official seal of office this 21st day of May, 2015.

Caren Williams
NOTARY PUBLIC

No Title Opinion Requested
of Preparer of this instrument
and None Given

This instrument prepared by:
Jack Floyd, Attorney at Law
808 Chestnut Street
Gadsden, AL 35901

Address of Grantee:

Real Estate Sales Validation Form

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

Grantor's Name Davrd R. Dunn
Mailing Address 38 Willow Bend DR.
Chelsea, AL 35043

Grantee's Name the Willow Bend
Mailing Address Irrevocable TRUST
38 Willow Bend DR.
Chelsea, AL 35043

Property Address 38 Willow Bend DR.
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ 10.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ 61,000.00



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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 Appraisal
 Sales Contract Other Tax Value
 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 _____

Print Jack Floyd _____

Unattested _____

CW

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one