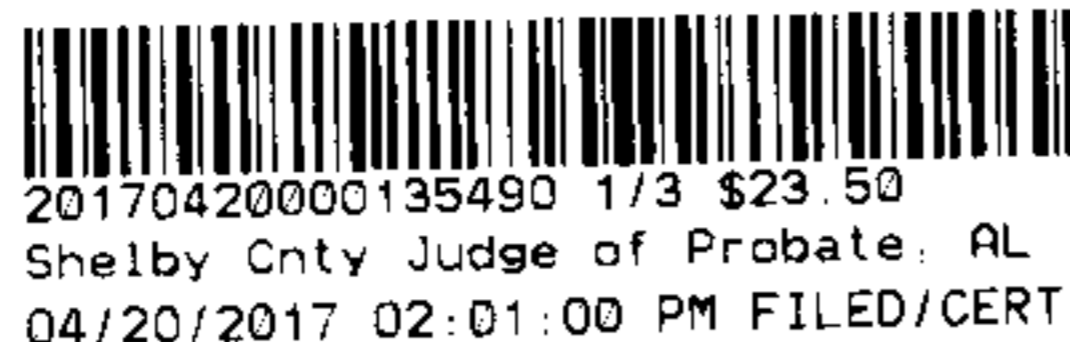


WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby



Send Tax Notice To: Chelsey B Dunnaway and Mary
P Dunnaway
407 North Main Street, Columbiana, AL 35051

Presents:

THAT IN CONSIDERATION OF One Hundred Fourteen Thousand and no/100 Dollars (\$114,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Michael T Atchison, a married person (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Chelsey B Dunnaway and Mary P Dunnaway (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A lot in Town of Columbiana, Alabama described as: Part of SE 1/4 of SE 1/4, Section 23, Township 21, Range 1 West, Begin at the NE corner of SE 1/4 of SE 1/4 of Section 23, Township 21, Range 1 West and run South 2 degrees 45 minutes East 203 feet; South 84 degrees 35 minutes West 423 feet to East line of Main Street; thence continue South 4 degrees east 180 feet along Main Street to point of beginning; thence continue South 4 degrees East 90 feet; thence North 84 degrees 35 minutes East 350 feet; thence North 4 degrees West 90 feet; thence South 84 degrees 35 minutes West 350 feet to beginning. Situated in Shelby County, Alabama.

Not the Homestead of the above Grantor nor his spouse Subject to
Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

Jack Bradley died on or about January 20, 2017. Jack Bradley had a Life Estate in the property described herein as established I Instrument No. 2003092900066305

\$111,935.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

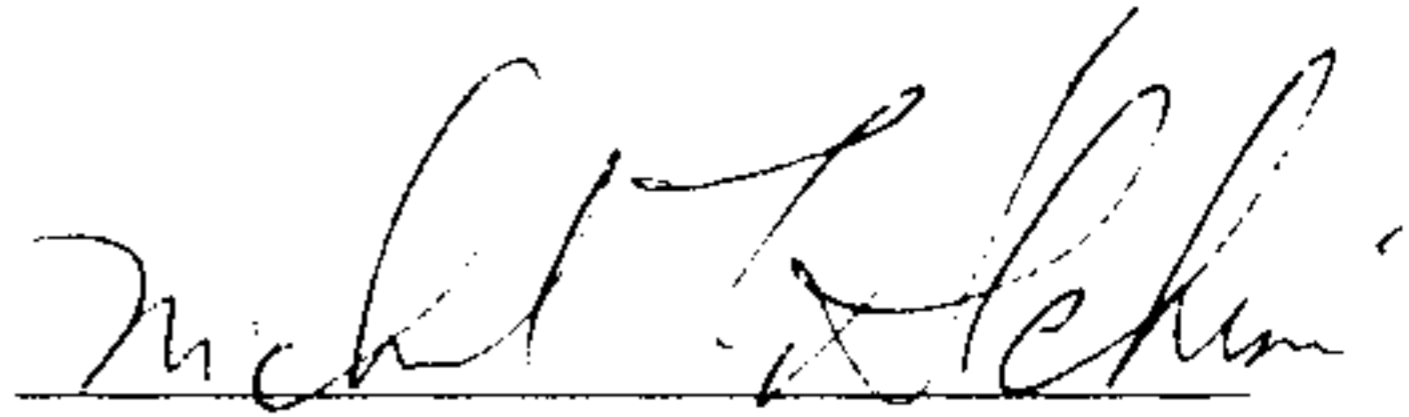
Property constitutes no part of the homestead of the Grantor herein or his spouse.

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

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 10th day of April 2017

Shelby County, AL 04/20/2017
State of Alabama
Deed Tax: \$2.50

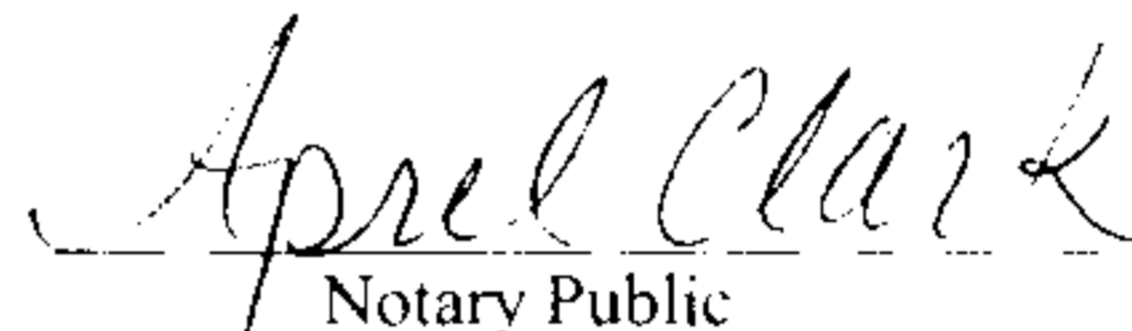


Michael T Atchison

STATE OF Alabama
County of Shelby

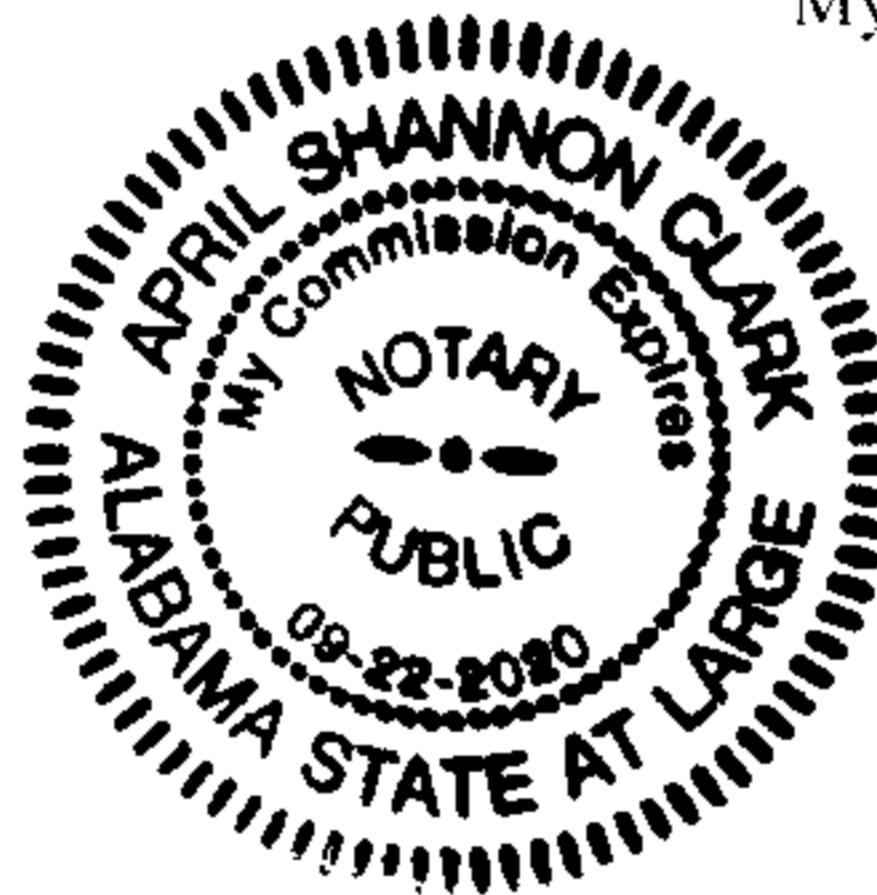
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Michael t Atchison, a married person whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this the 10th day of April, 2017.


Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



Notary Public

My Commission Expires: 9/22/20




20170420000135490 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
04/20/2017 02:01:00 PM FILED/CERT

