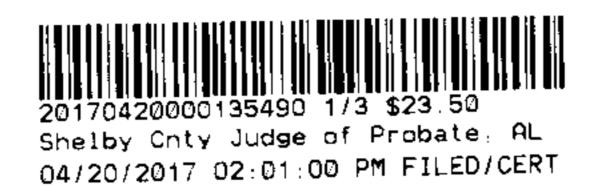
STATE OF ALABAMA County of Shelby



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 Marrie of 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

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 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 <u>10th</u> day of <u>April</u>, <u>2017</u>.

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

Shelby Cnty Judge of Probate: AL 04/20/2017 02:01:00 PM 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	Michael T Atchison	Grant	ee's Name	Chelsey B Dunnaway and Mary P Dunnaway
Mailing Address	PO Box 752	Mailin	g Address	407 North Main Street
Address	Columbiana AL 35051	· · · · · · · · · · · · · · · · · · ·		Columbiana AL 35051
Property Address	407 North Main Street	Date	of Sale	April 11, 2017
Addicas	Columbiana AL 35051		Purchase Price	\$114,000.00
		Actua	Or I Value Or	\$
			sor's Market Value	\$
Bill of Sales Clo If the conv	of Sale s Contract sing Statement	nentary evidence is not requ Appraisal Othr ented for recordation contains Instruction	s all of the required in	nformation referenced above, the
	name and mailing addre nt mailing address.			onveying interest to property and
	name and mailing addre	ess - provide the name of the	person or persons to	whom interest to property is
Property a	ddress - the physical ad	dress of the property being o	onveyed, 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.				
by the inst	• • •	•		al and personal, being conveyed ted by a licensed appraiser or the
use valuat	ion, of the property as de	etermined by the local officia	I charged with the res	r market value, excluding current sponsibility of valuing property for ode of Alabama 1975 § 40-22-1
further und	,	tatements claimed on this for		document is true and accurate. I mposition of the penalty indicated
Date:	_April 11,2017		Print Michael TAto	hison // //
Ur	nattested	(vorified by)	Sign	antoolOupor/Accet (circle and)
		(verified by)	Grantor/Gra	antee/Owner/Agent (circle one) Form RT-1

20170420000135490 3/3 \$23 50 Shelby Cnty Judge of Probate: AL 04/20/2017 02 01 00 PM FILED/CERT