

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Shay L. Traywick and Daniel F. Traywick
310 Highway 277
Helena, AL 35080

20170605000197420

06/05/2017 03:07:18 PM

DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Thirty-Four Thousand And No/100 Dollars (\$334,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Dustin Dabney, a married man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Shay L. Traywick and Daniel F. Traywick (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse.

Subject to a third party mortgage in the amount of \$298,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

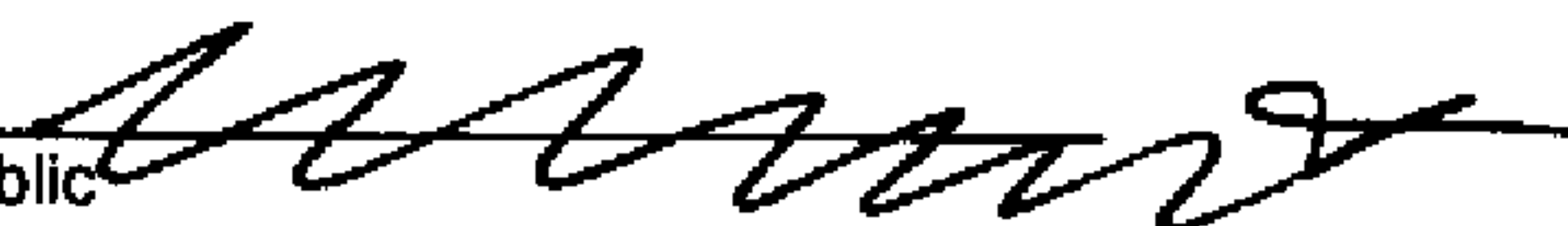
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 15, 2017.


Dustin Dabney

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Dustin Dabney 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 15th day of May, 2017.


Notary Public
My commission expires:

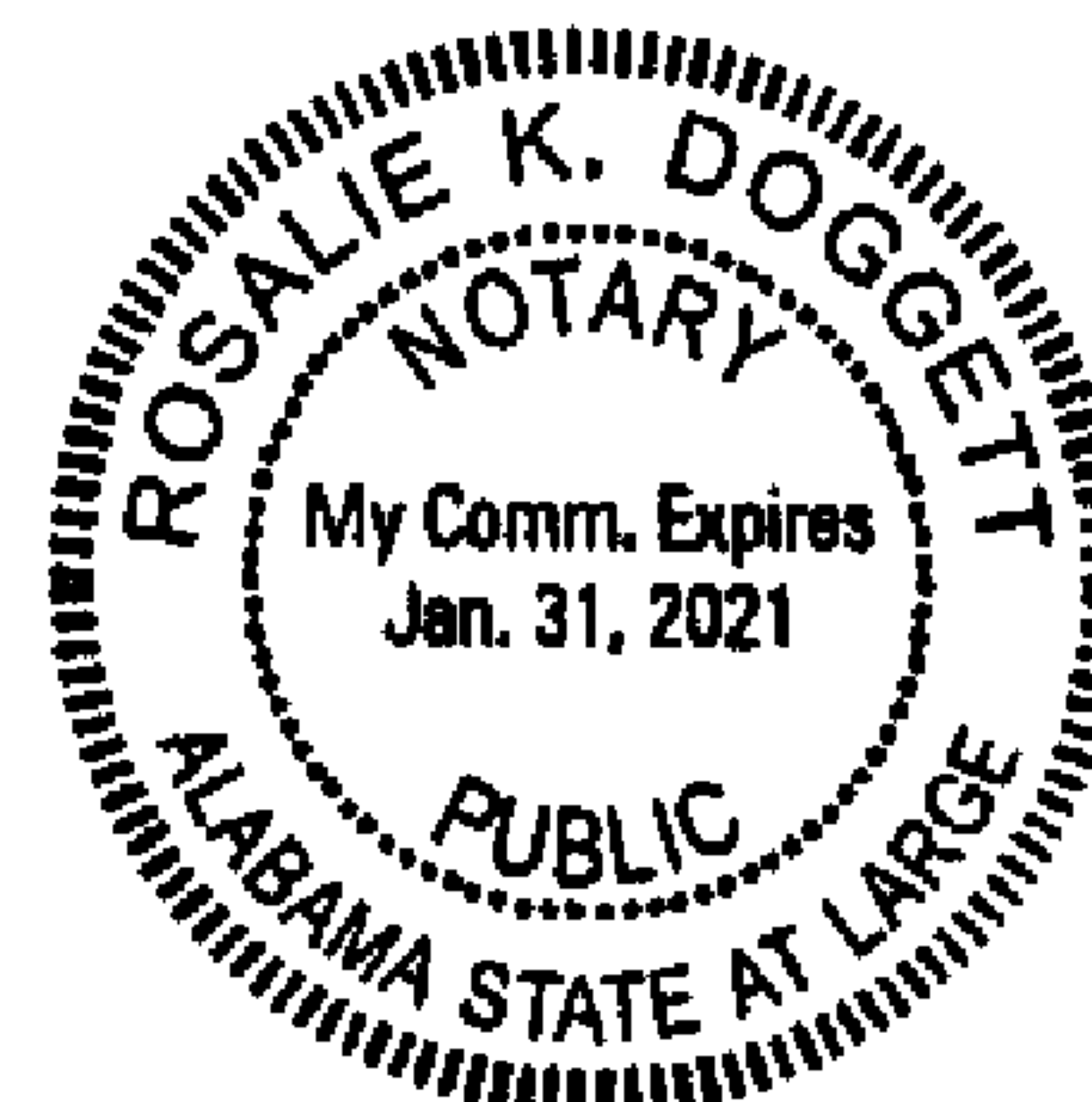


EXHIBIT "A"

A parcel of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, and run thence westerly along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 114.31 feet to a point on the westerly right of way line of Shelby County Highway No. 277 and the point of beginning the property being described; thence continue along last described course 620.82 feet to a point on the easterly right of way line of the Southern Railroad Right of Way; thence turn $125^{\circ}53'$ right and run northeasterly along said right of way line 368.24 feet to a point; thence turn $96^{\circ}31'$ right and run southeasterly 261.60 feet to a point; thence turn $35^{\circ}33'$ left and run easterly 89.72 feet to a point; thence turn $4^{\circ}18'$ left and continue easterly 149.35 feet to a point on the westerly right of way line of same said Highway 277; thence turn $106^{\circ}13'$ right of run south-southwesterly along said highway right of way 107.54 feet to the point of beginning. Being situated in Shelby County, Alabama.

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

Grantor's Name Dustin Dabney
 Mailing Address 310 Highway 277
 Helena, AL 35080

Grantee's Name Shay L. Traywick and Daniel F. Traywick
 Mailing Address 529 Fieldstone Drive
 Helena, AL 35080-3524

Property Address 310 Highway 277
 Helena, AL 35080

Date of Sale May 15, 2017
 Total Purchase Price \$334,000.00

or
 Actual Value \$
 or
 Assessor's Market Value \$

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:

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 - Dustin Dabney, 310 Highway 277, Helena, AL 35080.

Grantee's name and mailing address - Shay L. Traywick and Daniel F. Traywick, 529 Fieldstone Drive, Helena, AL 35080-3524.

Property address - 310 Highway 277, Helena, AL 35080

Date of Sale - May 15, 2017.

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: May 15, 2017

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/05/2017 03:07:18 PM
 \$57.00 CHERRY
 20170605000197420

[Signature]