

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

20170929000354700
09/29/2017 09:42:05 AM
DEEDS 1/3

Send Tax Notice To: Christopher Coty Dunn
Emily Victoria Dunn
25505 Highway 25
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Forty Seven Thousand Five Hundred Dollars and No Cents (\$147,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Brandon S. Tennyson and Jodi A. Parrish, n/k/a Jodi A. Tennyson, husband and wife, whose mailing address is 1748 Flowerwood Drive, Birmingham, AL 35216** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Christopher Coty Dunn and Emily Victoria Dunn, whose mailing address is 25505 Highway 25, Wilsonville, AL 35186** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 25505 Highway 25, Wilsonville, AL 35186**; to wit;

PARCELA:

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; BEGIN AT THE NORTHWEST CORNER OF SECTION 8; THENCE RUN SOUTH 89 DEGREES 39 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 672.49 FEET; THENCE RUN SOUTH 06 DEGREES 00 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 218.34 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 419.50 FEET; THENCE RUN SOUTH 06 DEGREES 00 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 214.82 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 25; THENCE RUN SOUTH 80 DEGREES 14 MINUTES 43 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 302.70 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 483.58 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF RODNEY SHIFLETT, ALABAMA REG. NO. 21784.

PARCEL B:

A PARCEL OF LAND SITUATED IN SECTION 8, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; COMMENCE AT THE NORTHWEST CORNER OF SECTION 8; THENCE RUN SOUTH 89 DEGREES 39 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 672.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 250.22 FEET; THENCE RUN SOUTH 42 DEGREES 01 MINUTE 22 SECONDS EAST FOR A DISTANCE OF 372.30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 25; THENCE RUN SOUTH 80 DEGREES 14 MINUTES 43 SECONDS WEST AND ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 886.41 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 06 DEGREES 00 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 214.82 FEET; THENCE RUN SOUTH 89 DEGREES 39 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 419.50 FEET; THENCE RUN NORTH 06 DEGREES 00 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 218.34 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF RODNEY SHIFLETT, ALABAMA REG. NO. 21784.

\$144,827.00 of the purchase price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2018 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

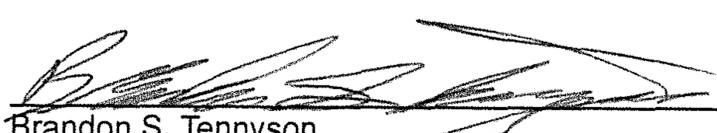
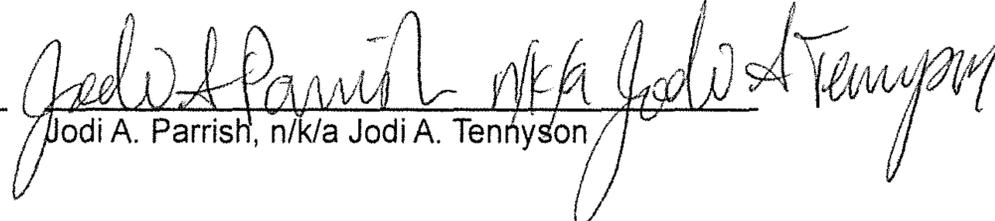
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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 27th day of September, 2017.


Brandon S. Tennyson

Jodi A. Parrish, n/k/a Jodi A. Tennyson

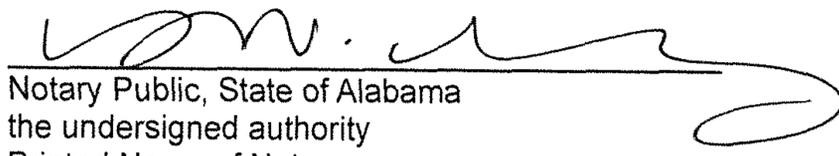
State of Alabama

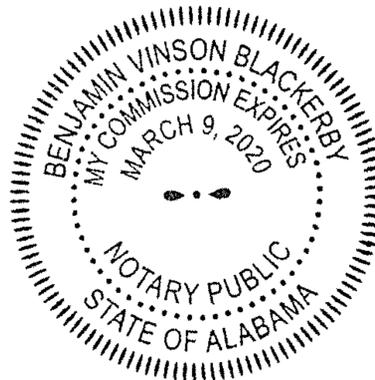
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Brandon S. Tennyson and Jodi A. Parrish, n/k/a Jodi A. Tennyson, husband and wife whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of September, 2017.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3-9-20



Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|--|
| Grantor's Name | Brandon S. Tennyson Jodi A. Parrish, n/k/a Jodi A. Tennyson | Grantee's Name | Christopher Coty Dunn Emily Victoria Dunn |
| Mailing Address | 1748 Flowerwood Drive Birmingham, AL 35216 | Mailing Address | 25505 Highway 25 Wilsonville, AL 35186 |
| Property Address | 25505 Highway 25 Wilsonville, AL 35186 | Date of Sale | September 27, 2017 |
| | | Total Purchase Price | \$147,500.00 |
| | | 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)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 of 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 September 26, 2017

Print Brandon S. Tennyson

Unattested

BWS
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/29/2017 09:42:05 AM
\$25.00 DEBBIE
20170929000354700

[Signature]