

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
John Dudley Jr
283 Sawyers Cove Road
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND DOLLARS AND ZERO CENTS (\$20,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John Dudley and Donna Dudley, husband and wife (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **John Dudley, Jr. (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

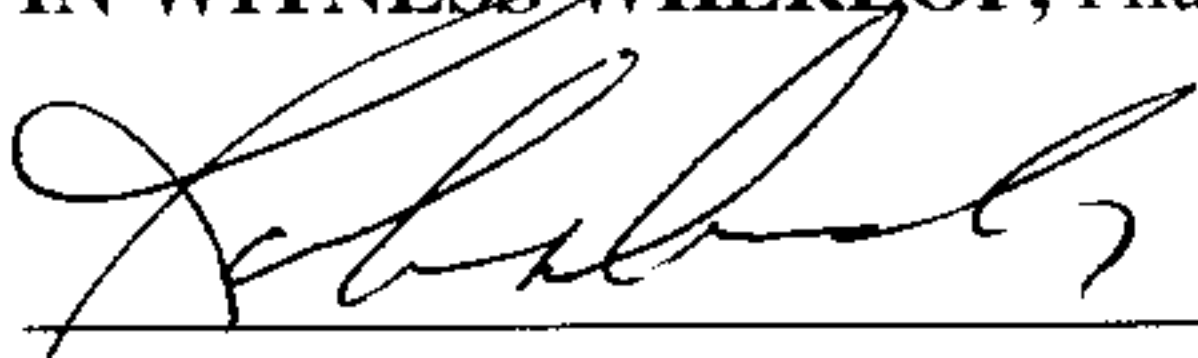
1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or his spouse.

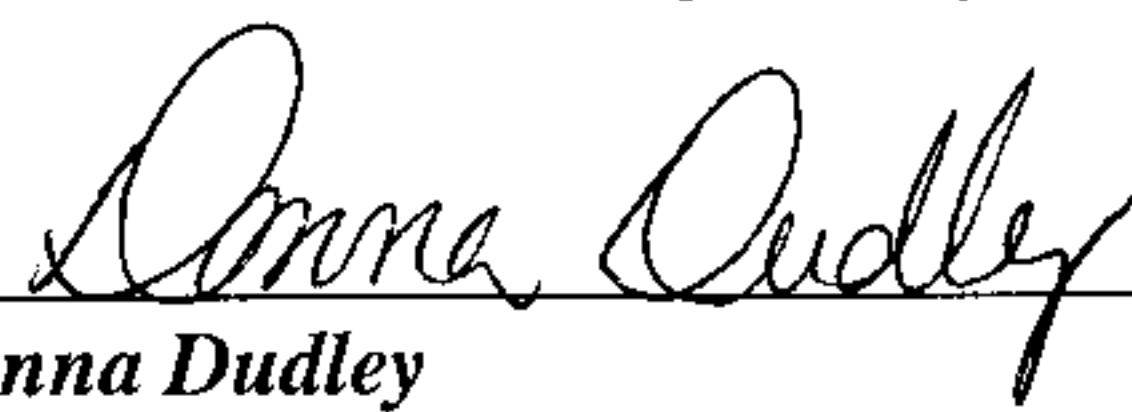
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24 day of May, 2018.



John Dudley

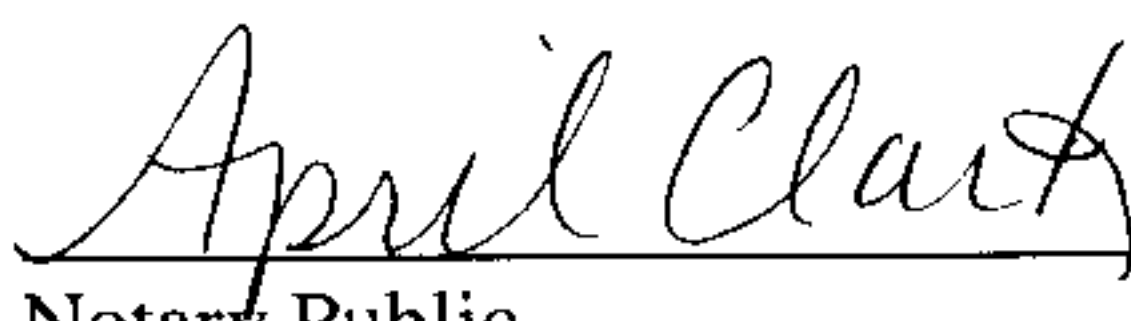


Donna Dudley

STATE OF ALABAMA)
COUNTY OF SHELBY)

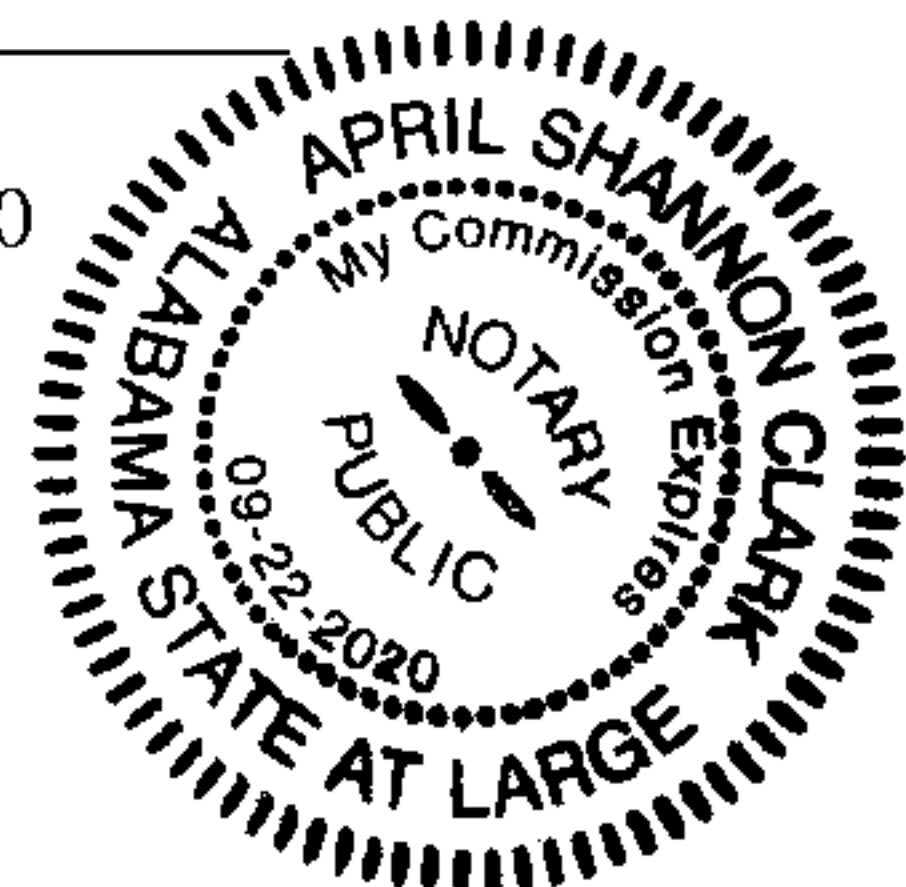
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John Dudley and Donna Dudley**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2018.



Notary Public
My Commission Expires: 9/22/2020


20180604000194950 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
06/04/2018 10:24:36 AM FILED/CERT



Shelby County, AL 06/04/2018
State of Alabama
Deed Tax: \$20.00

EXHIBIT "A"

Commence at the SW corner of the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West and run easterly along the South line of said SE 1/4 of SE 1/4 a distance of 96.08 feet to a point at the Southeast corner of the Sam Stinson lot; thence turn an angle of 88 degrees 20 minutes 30 seconds left and run northerly along the East line of said Sam Stinson lot a distance of 231.30 feet to the point of beginning; thence continue along the same line a distance of 245.00 feet to a point approximately 20 feet South of the centerline of Sterrett Street; thence turn an angle of 90 degrees 28 minutes 30 seconds right and run easterly and parallel with the centerline of Sterrett Street for a distance of 67.5 feet to a point; thence turn an angle of 89 degrees 31 minutes 30 seconds right and run southerly a distance of 245.00 feet to a point; thence turn an angle of 90 degrees 28 minutes 30 seconds right and run westerly a distance of 67.5 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West. According to survey of Lewis H. King, Jr., RLS #12487, dated August 22, 1987. Situated in Shelby County, Alabama.



20180604000194950 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
06/04/2018 10:24:36 AM 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 John Dudley
Mailing Address _____

Grantee's Name John Dudley, Jr
Mailing Address 283 Sawyer's Cove Rd
Calera, AL 35040

Property Address Vacant lot
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ 20,000.00
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 - 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 John Dudley Mike T. Atchison

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

____ Unattested

(verified by)

