

This Instrument was Prepared by:

Send Tax Notice To: Dustin Lane Bunn

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

1776 Hwy 42
Calera, AL 35040

File No.: S-18-24799

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Eight Thousand Dollars and No Cents (\$198,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Amy Beth O'Brien, a single woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dustin Lane Bunn**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$198,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of August, 2018.

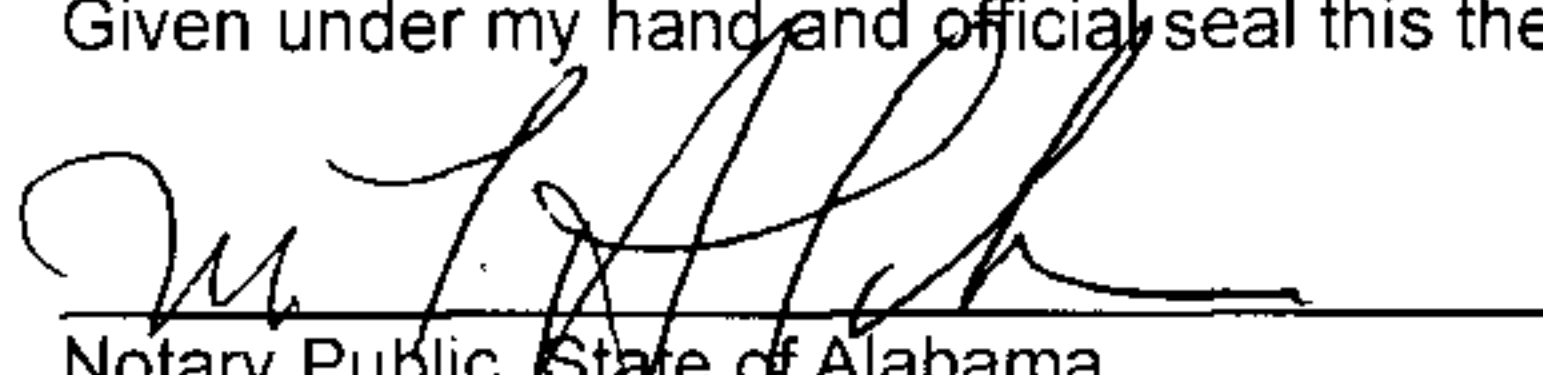

Amy Beth O'Brien


State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Amy Beth O'Brien, a single woman, 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 this the 6th day of August, 2018.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020


20180910000286110 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/10/2018 09:33:03 AM FILED/CERT

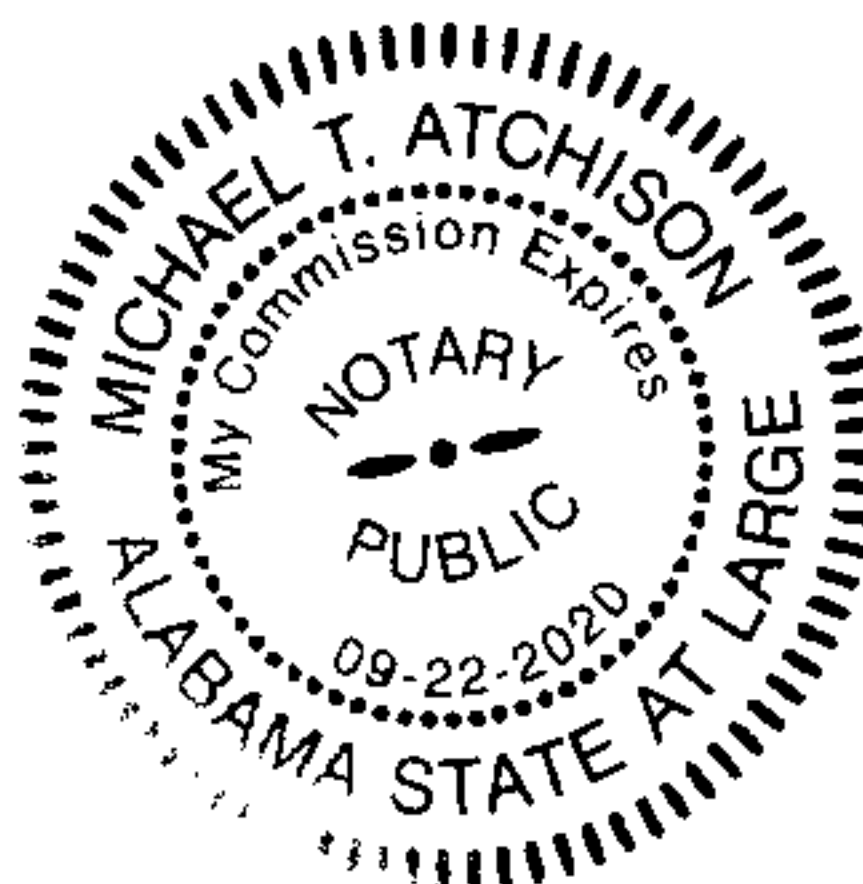


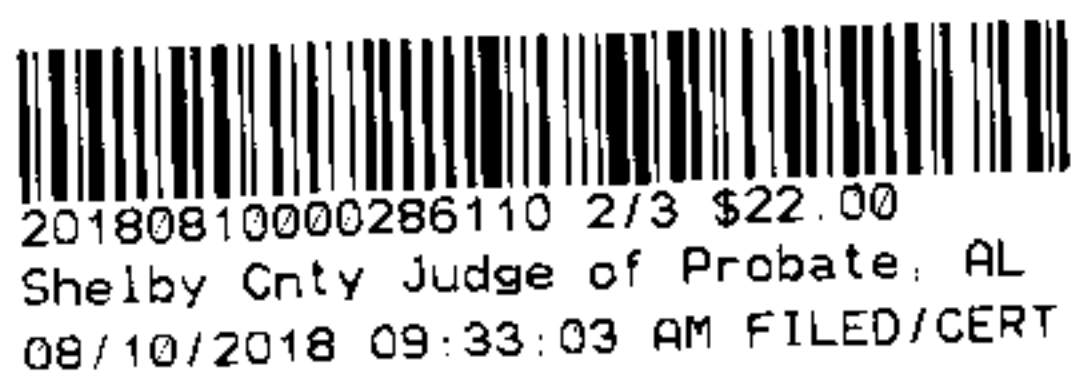
EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the NW corner of Parcel #2, Knight Family Subdivision, as recorded in Map Book 16, Page 150, Shelby County, Alabama, in the NE 1/4 of Section 2, Township 22 South, Range 2 West; thence in an easterly direction along the North line of said Parcel #2, a distance of 300.00 feet; thence turning an angle of 110 degrees 16 minutes 32 seconds to the right, a distance of 207.86 feet; thence turning an angle of 69 degrees 43 minutes 28 seconds to the right and running parallel to North line of said Parcel #2, a distance of 225.00 feet to a point on the West line of said Parcel #2; thence in a northerly direction along the West line of said Parcel #2, a distance of 195.00 feet to the Point of Beginning.

AND, ALSO, a 30" easement (by plot) for ingress and egress with centerline being more particularly described as follows:

Commence at the NW corner of said Parcel #2; thence in an easterly direction along the North line of said Parcel #2, a distance of 273.71 feet to the Point of Beginning of said centerline; thence North 11 degrees 08 minutes East, a distance of 87.50 feet; thence North 01 degree 20 minutes West, a distance of 238.48 feet; thence North 61 degrees 06 minutes West, a distance of 156.88 feet; thence North 19 degrees 55 minutes West, a distance of 122.37 feet; thence North 06 degrees 12 minutes East, a distance of 223.06 feet; thence North 22 degrees 03 minutes West, a distance of 197.51 feet; thence North 48 degrees 15 minutes East, a distance of 155.67 feet; thence North 22 degrees 11 minutes East, a distance of 30.00, more or less, to a point on the South right of way line of Shelby County Hwy. #42 and the end of said easement.

According to the survey of R. C. Farmer and Associates, Inc., dated November 29, 2004.



Real Estate Sales Validation Form

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

Grantor's Name	<u>Amy Beth O'Brien</u>	Grantee's Name	<u>Dustin Lane Bunn</u>
Mailing Address	<u>3213 Brookview Lane</u> <u>Trossville, AL 35173</u>	Mailing Address	<u>1776 Highway 42, Other</u> <u>Calera, AL 35040</u>
Property Address	<u>1776 Highway 42, Other</u> <u>Calera, AL 35040</u>	Date of Sale	<u>August 06, 2018</u>
		Total Purchase Price	<u>\$198,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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 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 July 31, 2018

Unattested

(verified by)

Print Amy Beth O'Brien

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20180810000286110 3/3 \$22.00
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Form RT-1