

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
David Ryan Dudchock
728 Forest Lakes Dr.
Sterrett, AL 35147

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Forty-Seven Thousand Dollars and NO/100 (\$47,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Brandon Douglas Rawls and Ashley Clark Rawls, husband and wife**, (herein referred to as grantors), grant, sell, bargain and convey unto, **David Ryan Dudchock and Sydney Alexis Dudchock** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

A parcel located in the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at a 1" pipe in place being the Northeast corner of Section 29, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed South 00°15'21" West along the East boundary of said quarter-quarter section for a distance of 480.62 feet to a point on the Northwesterly right of way of Shelby County Road No. 43; thence proceed South 38°18'10" West along the Northwesterly right of way of said road for a distance of 500.56 feet to a 1/2" rebar in place (PLS No. 10549), said point being the point of beginning. From this beginning point proceed South 37°51'05" West along the Northwesterly right of way of said road for a distance of 817.03 feet to a 1-1/2" capped pipe in place; thence proceed North 02°42'16" West for a distance of 569.83 feet to a 1-1/2" capped pipe in place; thence proceed North 43°52'55" East for a distance of 80.32 feet (set 1/2" rebar); thence proceed North 53°19'10" East for a distance of 81.14 feet (set 1/2" rebar); thence proceed North 56°25'56" East for a distance of 142.65 feet to a 1" open top pipe in place; thence proceed North 59°18'09" East for a distance of 92.22 feet (set 1/2" rebar); thence proceed South 53°14'17" East for a distance of 261.29 feet to the point of beginning.

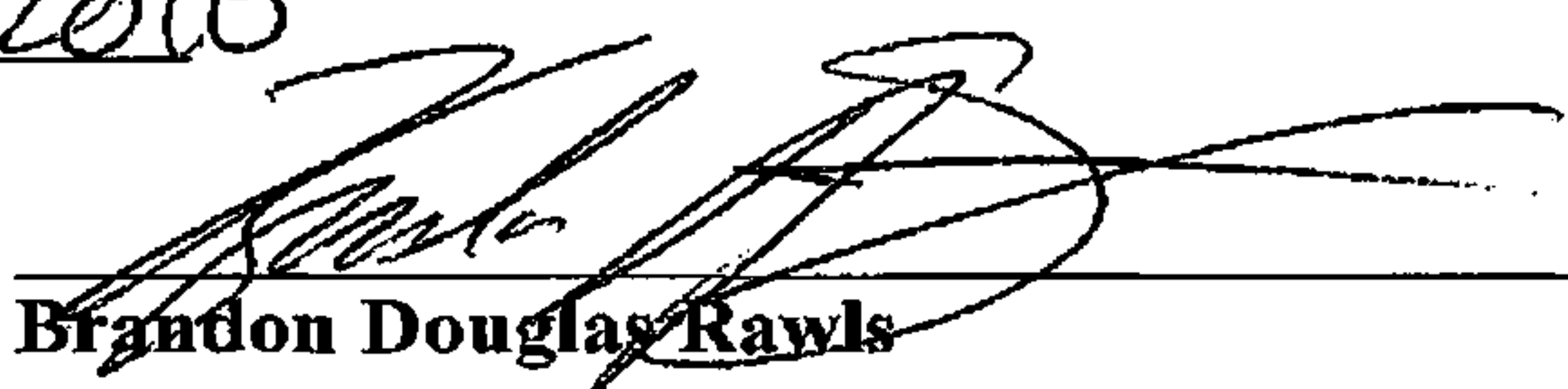
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 12,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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.

26th IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this day of September, 2018

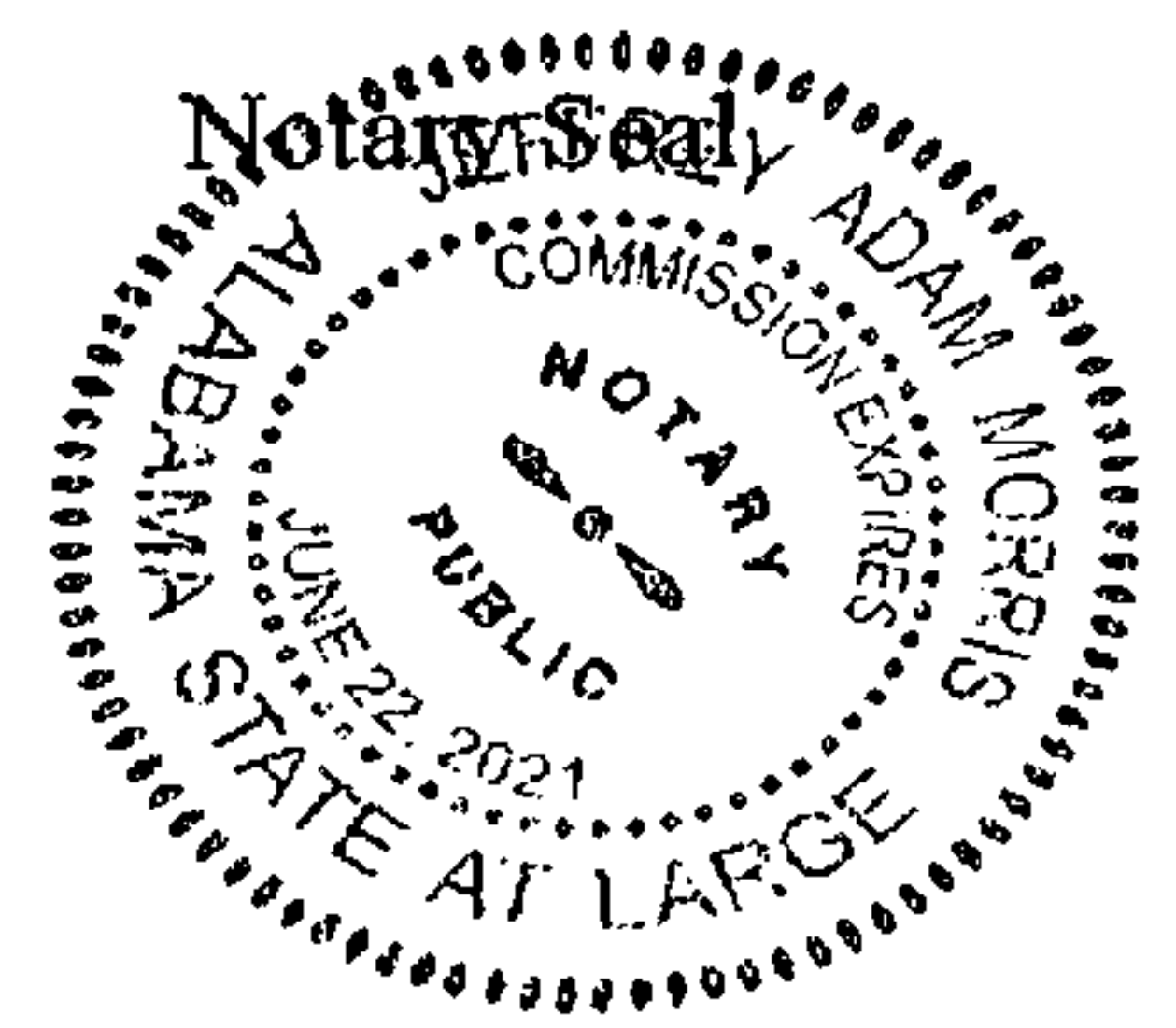


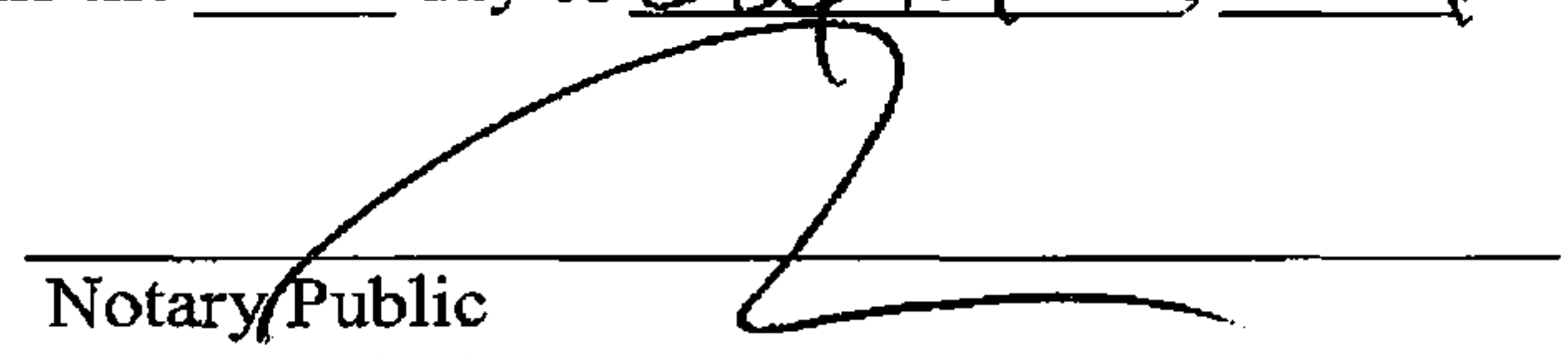
Brandon Douglas Rawls

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Brandon Douglas Rawls** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of September, 2018





Notary Public
My commission expires:




Ashley Clark Rawls

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Ashley Clark Rawls** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of September 2018





Notary Public
My commission expires:

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 Rawls
Mailing Address 128 Highland Ridge Dr.
Chelsea, AL
35043

Grantee's Name David & Sydney Dudcheck
Mailing Address 728 Forest Lakes Dr.
STERRETT, AL
35147

Property Address 4.7 Acres
Shelby County, AL
See legal

Date of Sale 9-26-18
Total Purchase Price \$ 47,000
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 9-27-18

Print James Gorfa

Unattested _____

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/28/2018 09:45:29 AM
\$68.00 CHERRY
20180928000346720



Allen S. Boyd