

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Debbie C. Dunaway
(Address) 361 Hwy. 19
Montevallo, AL 35115

EXECUTOR'S WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and No/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantor in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, Debbie C. Dunaway, as Personal Representative of the Estate of Wylis F. Clark, deceased, Shelby County, Alabama Probate Court Case No. PR-2016-000742, (herein referred to as grantor) do grant, bargain, sell and convey unto

Debbie C. Dunaway

(herein referred to as **GRANTEE**, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

None of the herein conveyed property constitutes any of the homestead property of Debbie C. Dunaway.
Subject to easements, restrictions and rights of way, reservations, limitations, covenants and conditions of record.
Subject to applicable zoning and sub-division regulations.
Subject to mineral and mining rights, if any.
This deed is made pursuant to an Order of the Probate Court of Shelby County, Alabama, dated the 28th day of September, 2018, in the Estate of Wylis F. Clark, deceased, Case No. PR-2016-000742.

Wylis F. Clark, the sole grantee in that certain deed from Joseph H. McGaughy and wife Edythe Ann McGaughy to Wylis F. Clark, an unmarried man, recorded in Book 236, Page 900 in the Office of the Probate Judge of Shelby County, Alabama, having died on the 8th day of September, 2016. Wylis F. Clark was unmarried at the time of his death.

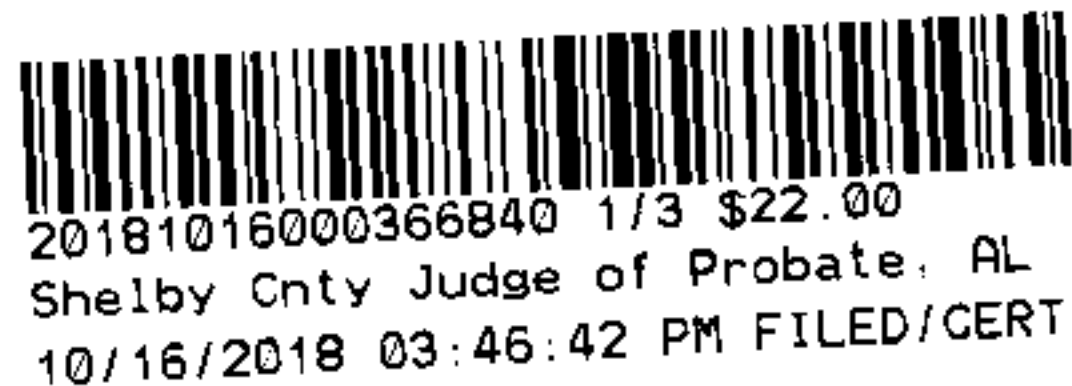
This Deed prepared without benefit of title abstract or examination at grantor's and grantee's request.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, hers or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

October IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 4th day of October, 2018.

WITNESS
Debbie C. Dunaway (Seal) _____ (Seal)
Debbie C. Dunaway, as Personal Representative
of the Estate of Wylis F. Clark, Shelby County, Alabama
Probate Court Case No. PR-2016-000742



STATE OF ALABAMA
SHELBY COUNTY

I, Laure A. Walden, a Notary Public in and for said County, in said State, hereby certify that Debbie C. Dunaway, as Personal Representative of the Estate of Wylis F. Clark, deceased, 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 and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 4th day of October, 2018.

Laure A. Walden
Notary Public

My Commission Expires July 7, 2021
My Commission Expires

Exhibit "A"

A lot lying and being situated in the North 1/2 of the North 1/2 of Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of Section 12; thence run North 64 deg. 10 min. 30 sec. West along the North section line for 330 feet; thence run South 00 deg. 16 min. 30 sec. West 355.42 feet to the point on the Southerly line of a paved public road; run thence Northwesterly along said line of said road 176.72 feet to the point of beginning; from said point thus established, run South 75 deg. 10 min. West 421.5 feet; thence run South and parallel to the West line of subject lot, 160.8 feet; run thence South 75 deg. 10 min. West, 135 feet to a point on a fence; run thence North along said fence 756.15 feet to an iron pin; run thence South 63 deg. 48 min. East, 486.64 feet to a point on said road line; run thence Southeasterly along said road line 249 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except that certain parcel of land conveyed from Wylis F. Clark, an unmarried man, to Bradley H. Dunaway and Debra Dunaway pursuant to that certain deed executed on the 5th day of December 1991 and recorded in Book 377 at Page 745 in the Office of the Probate Judge of Shelby County, Alabama, a legal description of which is as follows:

A map or plat of a tract of land situated in the North 1/2 of the North 1/2 of Fractional Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of Fraction Section 12, Township 24 North, Range 12 East, Shelby County, Alabama and run Southeasterly along the North line of said Fractional Section 12 for a distance of 593 feet, more or less to an iron marker; thence south 0 deg. 08' 36" West for a distance of 756.15 feet; thence North 75 deg. 10' East for a distance of 135.0 feet; thence North 0 deg. 08' 36" East for a distance of 160.8 feet; thence North 10 deg. 58' 33" East for a distance of 269.45 feet; thence North 82 deg. 02' 46" East for a distance of 146.48 feet; thence North 7 deg. 57' 14" for a distance of 148.15 feet, more or less to a point of intersection with the North line of said Fraction 12; thence North 63 deg. 48' West for a distance of 384.6 feet to point of beginning. Containing 3.1 acres, more or less.

Also an easement for ingress, egress, and public utilities, and being 20.0 feet wide and lying Southwesterly of a line described as follows: commence at the Northwest corner of the North 1/2 of the North 1/2 of Fractional Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, and run Southeasterly along the North line of said Fractional Section 12 for a distance of 977.6 feet to point of beginning of herein described easement; thence continue along last described course for a distance of 100.62 feet to a point of intersection with the Westerly right of way line of a public road and point of ending of said easement line.



20181016000366840 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/16/2018 03:46:42 PM 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 Debbie C. Dunaway as Personal Rep.
Mailing Address 361 Hwy 19
Montevallo, AL 35115

Grantee's Name Debbie C. Dunaway
Mailing Address 361 Hwy 19
Montevallo, AL 35115

Property Address
353 Hwy 19
Montevallo AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 32,830.00

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 Debbie C. Dunaway

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20181016000366840 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/16/2018 03:46:42 PM FILED/CERT

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