

THIS INSTRUMENT WAS PREPARED BY:
Richard C. Shuleva, Attorney
2450 Valleydale Road
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
Juan Carlos Gonzalez
10380 Hwy 22, Lot 5
Calera, Alabama 35040

WARRANTY DEED

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

That in consideration of **Eight Thousand Dollars (\$8,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, **Morrell Dunaway**, (a widower), grants, bargains, sells and conveys unto, **Juan Carlos Gonzalez**, (a married man) herein referred to as grantees, (whether one or more), as joint tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, Block 3, according to a Map of 100 acres at Birmingham Junction on ETV and G. Railroad, property of Joseph Hardie as surveyed by J. E. Bozeman, as recorded in Deed Book 14, Page 189, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2018, easements, restrictions, rights of way and permits of record.

The legal descriptions set out herein were furnished to preparer by the grantees herein without the benefit of survey or title search.

And I do for myself and for my heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

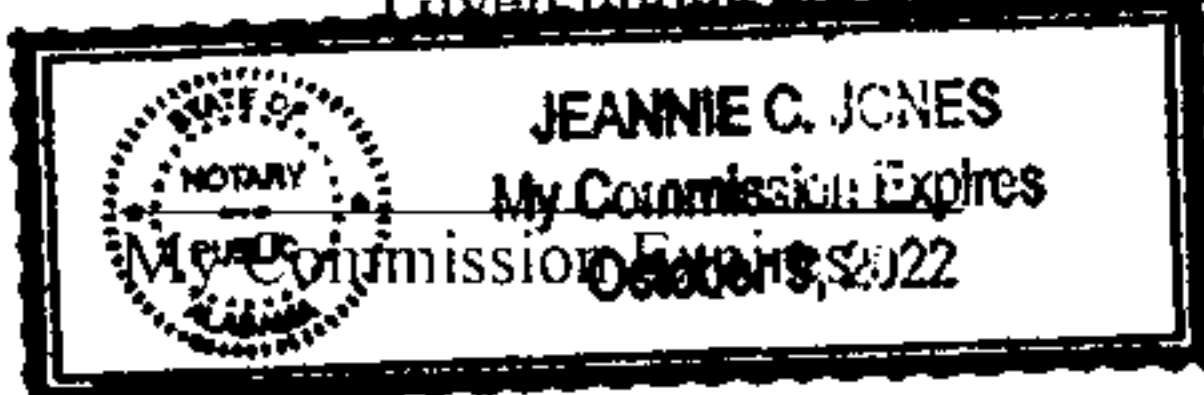
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of September 2018.

Morrell Dunaway
Morrell Dunaway

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Morrell Dunaway**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2018.



Jeannie C. Jones
Notary Public

Initials: md