

This Instrument was Prepared by:

Send Tax Notice To: Richard Dunkin  
Stephanie Dunkin

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

2147 Chelsen R. dye Dr  
Columbiana, AL 35051

File No.: S-19-25626

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Thousand Dollars and No Cents (\$90,000.00)**, 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, **Mary Wright Jared, a married woman and Sara Wright Runyon, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Richard Dunkin and Stephanie Dunkin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

That part of the South Half of NW 1/4 of SW 1/4 and that part of the SW 1/4 of SW 1/4 Section 16, Township 20 South, Range 1 East, which lies East of the Columbiana-Westover Public Road.

Less and Except property described in Deed Book 271, Page 269; Deed Book 311, Page 705 and Real Book 136, Page 168.

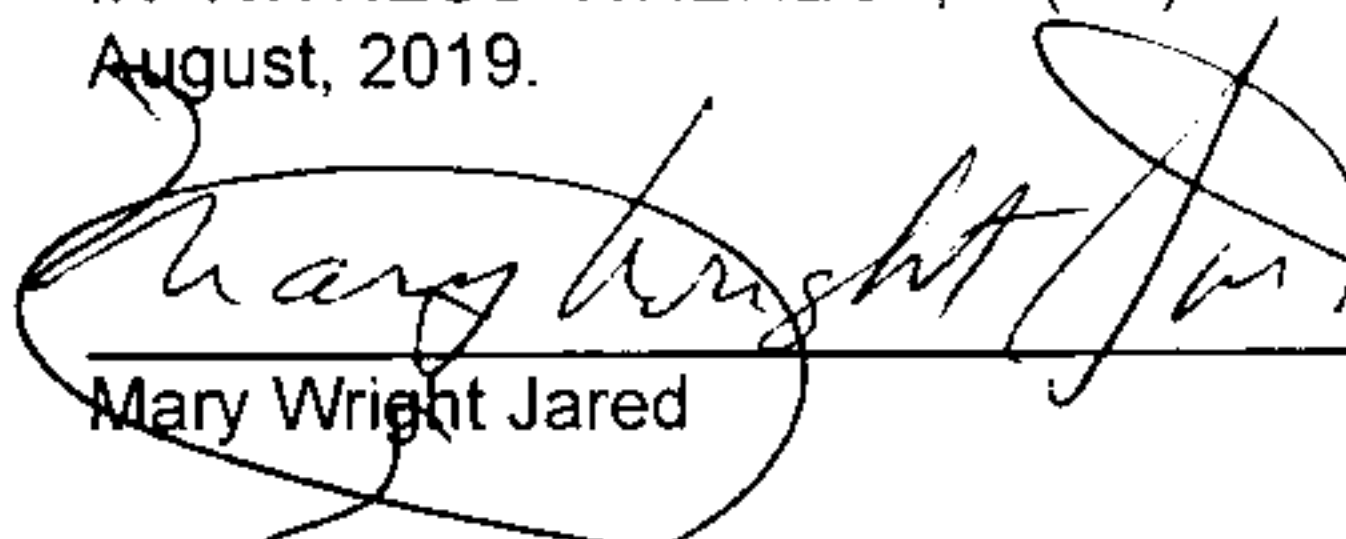
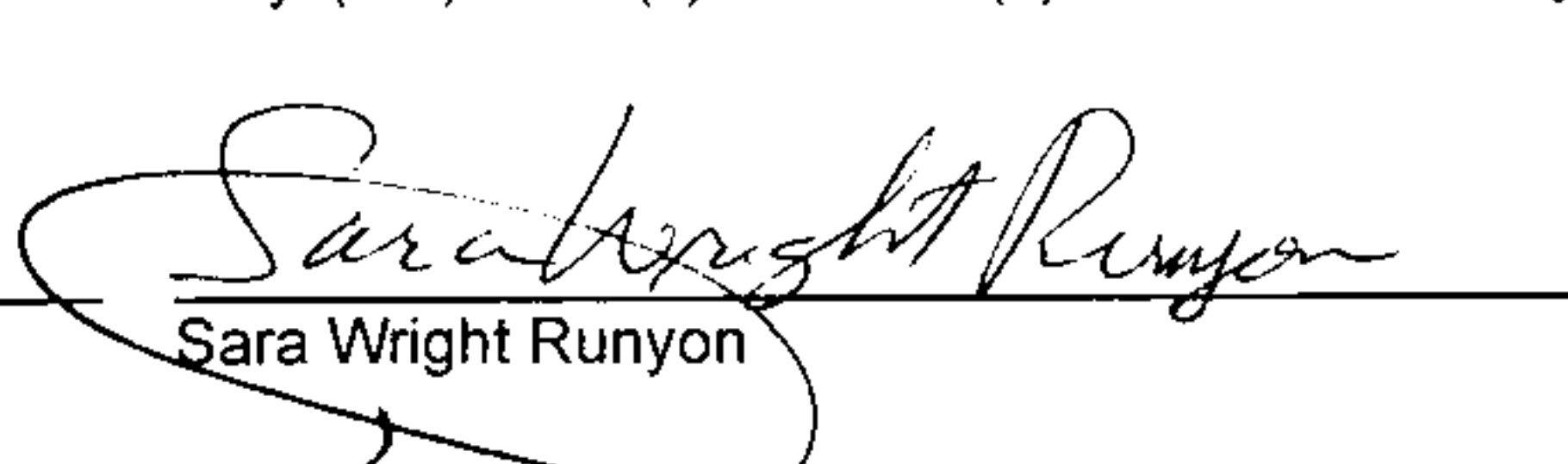
**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantors herein or their spouses.**

**\$67,500.00** 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 Grantees for and during their joint lives 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 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 30th day of August, 2019.

  
Mary Wright Jared  
  
Sara Wright Runyon  
By Michael M. Jared  
Attorney In Fact  
By Michael M. Jared  
Attorney In Fact

State of Alabama

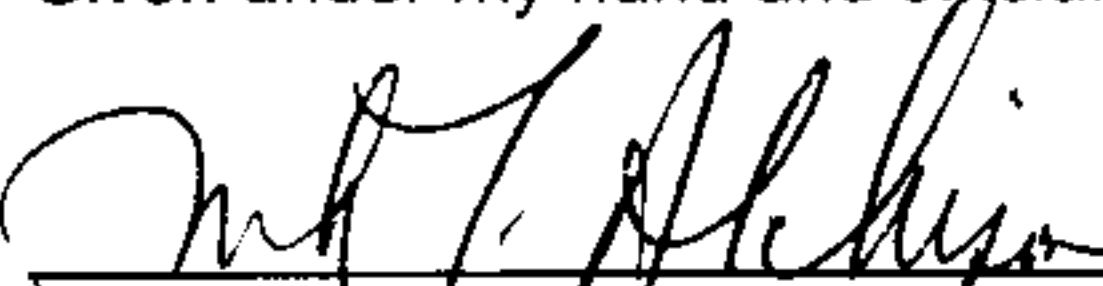
County of Shelby

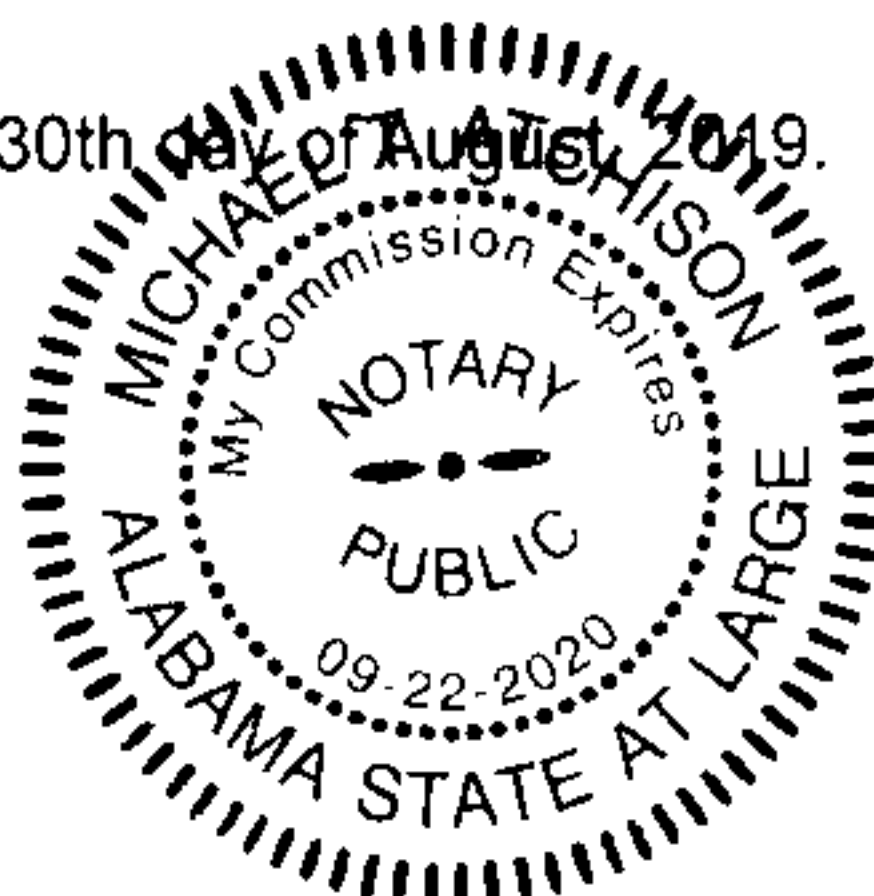
  
20190830000323040 1/2 \$40.50  
Shelby Cnty Judge of Probate, AL  
08/30/2019 04:06:42 PM FILED/CERT

Shelby County, AL 08/30/2019  
State of Alabama  
Deed Tax: \$22.50

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Michael M. Jared as Attorney In Fact for Mary Wright Jared and Sara Wright Runyon, 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 30th day of August, 2019.

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



## Real Estate Sales Validation Form

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

Grantor's Name Mary Wright Jared  
Sara Wright Runyon

Mailing Address 245 Brum Ave Rd  
Columbiana AL 35051

Property Address Hwy 55  
Wilsonville, AL 35286

Grantee's Name Richard Dunkin  
Stephanie Dunkin

Mailing Address 2147 Chelsea Ridge Dr  
Columbiana AL 35051

Date of Sale August 30, 2019  
Total Purchase Price \$90,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 August 28, 2019

Unattested

(verified by)

Print Mary Wright Jared

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Attorney in Fact

20190830000323040 2/2 \$40.50  
Shelby Cnty Judge of Probate, AL  
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