20190903000325030 09/03/2019 03:50:46 PM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Carol Kay Dunaway, Robert Allen Dunaway, &
John Anthony Dunaway, Sr.
566 Waterford Lane
Calera, AL 35040

STATE OF ALABAMA

)

JOINT WITH RIGHT OF SURVIVORSHIP

COUNTY OF SHELBY

) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY-TWO THOUSAND AND NO/100 DOLLARS (\$172,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, NATHAN O'NEAL OWEN and KATHRYN OWEN, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, CAROL KAY DUNAWAY, ROBERT ALLEN DUNAWAY and JOHN ANTHONY DUNAWAY, SR. (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1014, according to the Final Plat of Waterford Highlands, Sector 4, Phase 2, recorded in Map Book 36, Pages 15A and 15B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$168,884.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 29th day of August, 2019.

NATHAN O'NEAL OWEN

NATHAN O'NEAL OWEN

KATHRYN OWEN

STATE OF ALABAMA

COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that NATHAN O'NEAL OWEN and KATHRYN OWEN, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of August, 2019.

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

20190903000325030 09/03/2019 03:50:46 PM DEEDS 3/3 CAROL KAY DUNAWAY and			
Grantor's Name	NATHAN O'NEAL OWEN and KATHRYN OWEN	Grantee's Nam	ROBERT ALLEN DUNAWAY and neJOHN ANTHONY DUNAWAY, SR.
Mailing Address	566 WATERFORD LANE	Mailina Addres	ss566 WATERFORD LANE
Mailing Address	CALERA, AL 35040	_ waming Addres	CALERA, AL 35040
	FCC 18/ATEDEODD L ANE	_ 	I - A
Property Address 566 WATERFORD LANE Date of Sale August 30, 2019 CALERA, AL 35040		le <u>August 30, 2019</u>	
		Total Purchase Prid	ce <u>\$172,000.00</u>
		or Actual Value	\$
		ος	<u>**</u>
		Assessor's Market Valu	ıe <u>\$</u>
-	e or actual value claimed on this form of documentary evidence is not require		ng documentary evidence: (check
Bill of Sale		Appraisal	
Sales Contraction X_Closing State		Other	
If the conveyance of this form is not r	document presented for recordation corequired.	ntains all of the required inf	formation referenced above, the filing
Instructions			
Grantor's name an current mailing add	d mailing address - provide the name of the second	of the person or persons co	nveying interest to property and their
Grantee's name ar conveyed.	nd mailing address - provide the name	of the person or persons to	whom interest to property is being
-	the physical address of the property beerty was conveyed.	eing conveyed, if available.	Date of Sale - the date on which
Total purchase prid	e - the total amount paid for the purch red for record.	ase of the property, both rea	al and personal, being conveyed by
	for record. This may be evidenced by		and personal, being conveyed by the licensed appraiser or the assessor's
valuation, of the pr	led and the value must be determined, operty as determined by the local offici e used and the taxpayer will be penalized.	al charged with the respons	ibility of valuing property for property
	of my knowledge and belief that the in that any false statements claimed on t <u>1975</u> § 40-22-1 (h).		
Date August 30,	2019	Print Malcolm S. McL	<u>egd</u>
Unattested		Sign	
	(verified by)	-	rantee/Owner/Agent) circle one
	Filed and Re Official Publ Judge of Pro Clerk		
File 190601	Clerk Shelby Coun 09/03/2019 0 S31.50 CHE	ty, AL 3:50:46 PM	Form RT-1

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Alabama 08/2012 LSS

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