

This instrument was prepared by:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:

Dale E. McCullough II
Robin McCullough
424 Perkins Landing Cove
Columbiana, AL 35051

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty-Seven Thousand and No/100 Dollars (\$257,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Amelia Vinson Gunnells and husband, Jason Gunnells** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Dale E. McCullough II and Robin McCullough**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A".

\$252,345.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

Amelia Vinson Gunnells is one and the same person as Amelia Reeves.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 3 day of January, 2020.


Amelia Vinson Gunnells

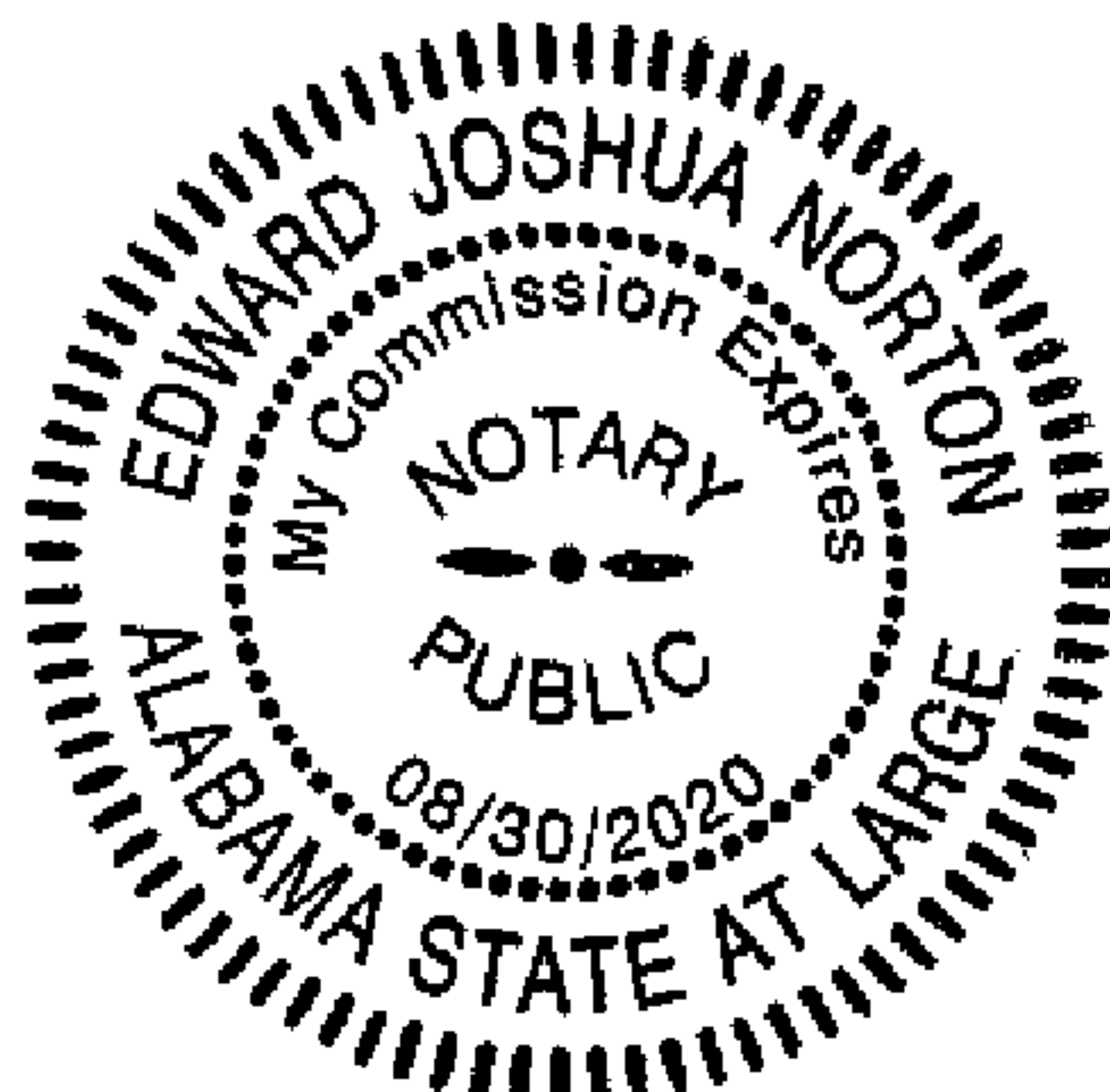

Jason Gunnells

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Amelia Vinson Gunnells and Jason Gunnells**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of January, 2020.




Notary Public
My commission expires: 8-30-2020

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2019427

Lot 12A, according to a resurvey of Lots 12 and 13, Perkins Landing Sectors 1 and 2 as recorded in Map Book 31, page 85, in the Probate Office of Shelby County, Alabama.

Together with an undivided interest in the common elements of Perkins Landing Sectors 1 and 2, a Condominium, as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 and 2, a Condominium, recorded in Map Book 27, Page 33 and that certain resurvey of Lots 14, 15, 28, 29 and common area E as recorded in Map Book 27, Page 140 in the Probate Office of Shelby County, Alabama and that certain resurvey of Lots 16, 17 and 18, According to the Final Plat of Perkins Landing Sectors 1 and 2, a Condominium, as recorded in Map Book 34, Page 6, in the Probate Court of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Amelia Vinson Gunnells	Grantee's Name	Dale McCullough II
	<u>Jason Gunnells</u>		<u>Robin McCullough</u>
Mailing Address	<u>633 Paradise Point Dr</u>	Mailing Address	<u>424 Perkins Landing Cv.</u>
	<u>At Columbiana, AL 35051</u>		<u>Columbiana, AL 35051</u>
Property Address	<u>424 Perkins Landing Cv.</u>	Date of Sale	<u>January 3, 2020</u>
	<u>Columbiana, AL 35051</u>	Total Purchase Price	<u>\$257,000.00</u>
		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 checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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).

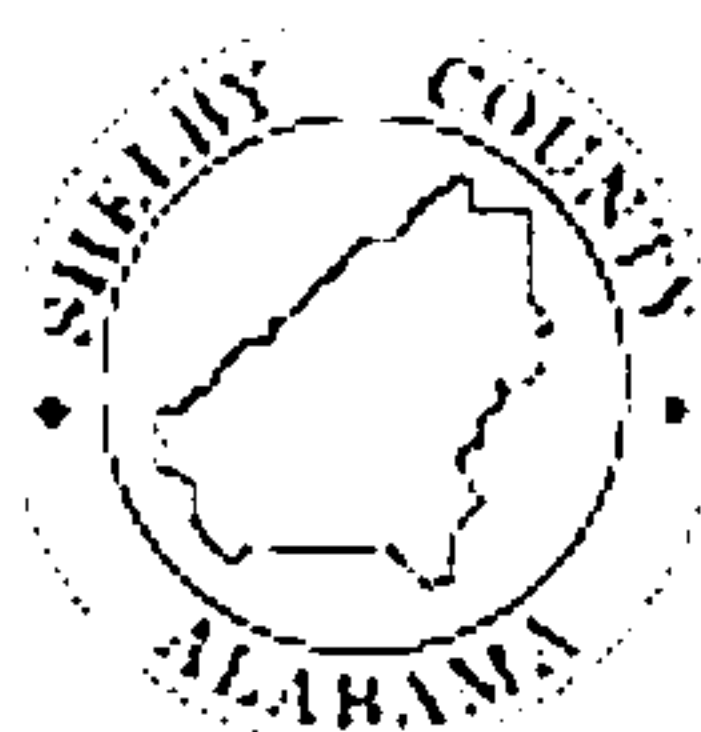
Date January 3, 2020

Print Amelia Vinson Gunnells

Unattested

Sign Amelia Vinson Gunnells
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2020 03:39:54 PM
\$36.00 CHARITY
20200103000006590

Allen S. Bayl

Form RT-1