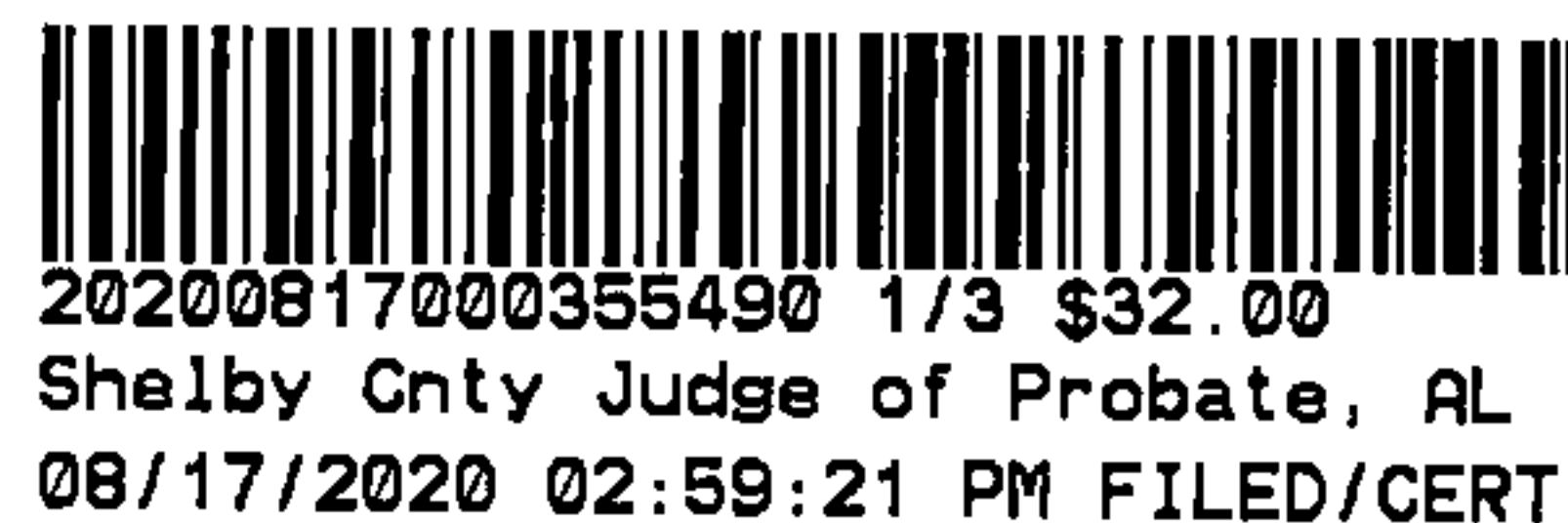


THIS INSTRUMENT PREPARED BY:  
James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244  
(No title examination furnished)

SEND TAX NOTICE TO:  
Evelyn Dunn Anderson  
144 Magnolia Ridge Circle  
Chelsea, Alabama 35043

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )



**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Ten and No/100 Dollars (\$10.00) and to effect the distribution of assets in the Estates of W. D. Dunn and Evelyn Pope Dunn, to the undersigned grantor, Debra Dunn McCowan, a married woman, Evelyn Dunn Anderson, a married woman, and John Allen Dunn, a married man, in hand paid by Evelyn Dunn Anderson, the receipt whereof is hereby acknowledged, the said Debra Dunn McCowan, a married woman, Evelyn Dunn Anderson, a married woman, and John Allen Dunn, a married man (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto Evelyn Dunn Anderson, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Resubdivision of Dunn Acres, as recorded in Map Book 53, at Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:** (1) Current taxes; (2) Easements and restrictions of record.

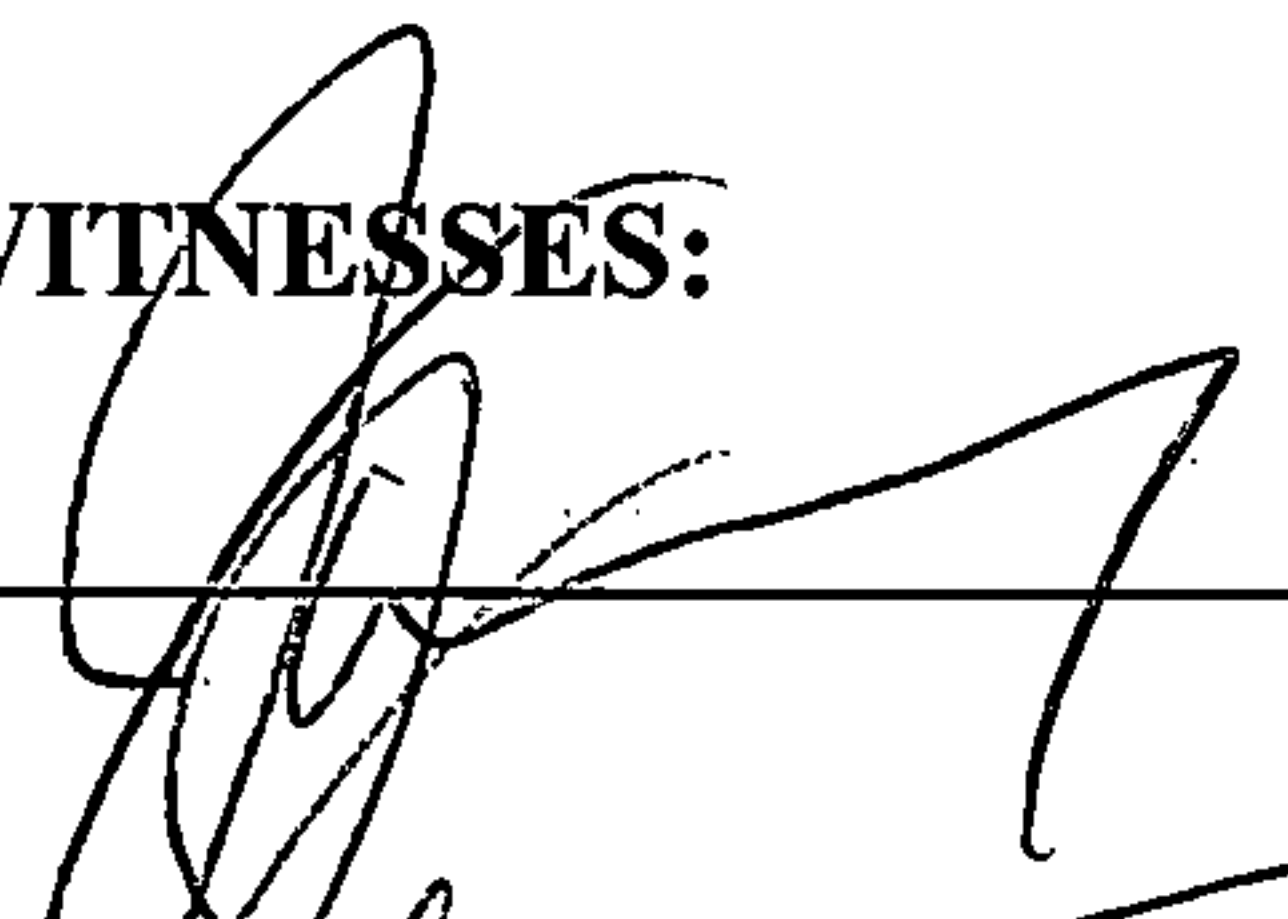
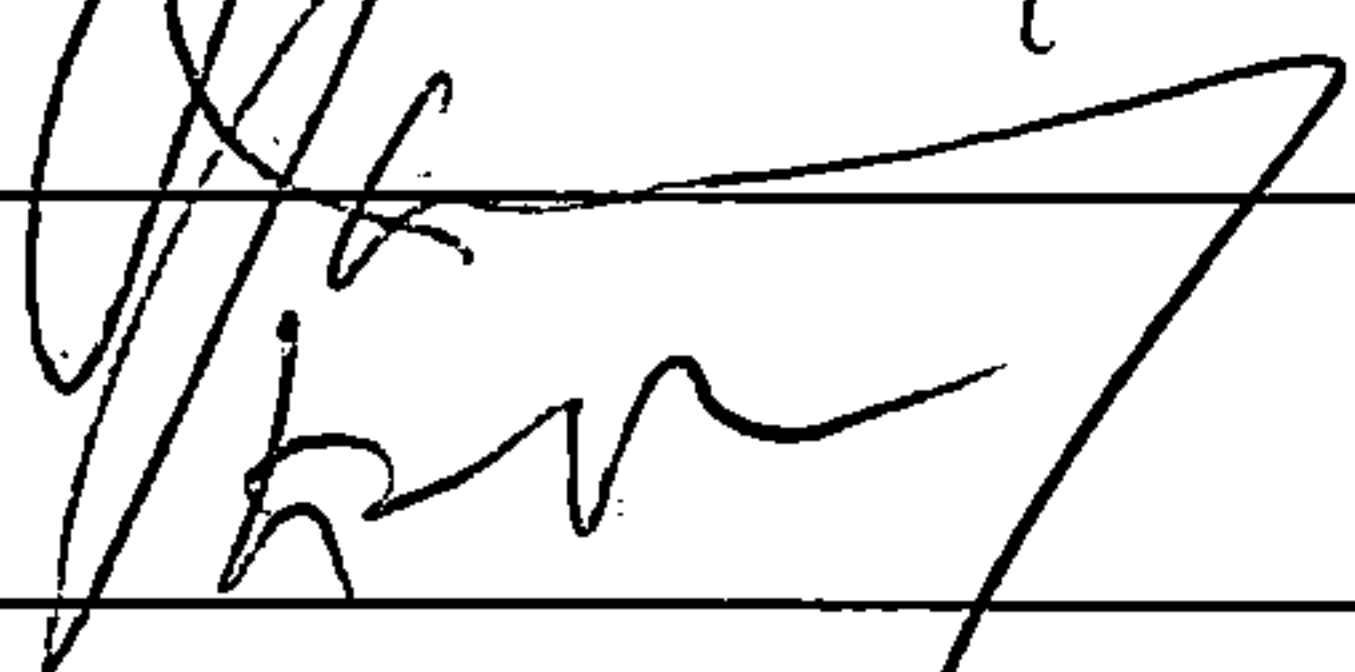
The property conveyed herein is not the homestead of Grantors herein.

**TO HAVE AND TO HOLD** to the said Grantee, her heirs and assigns forever.

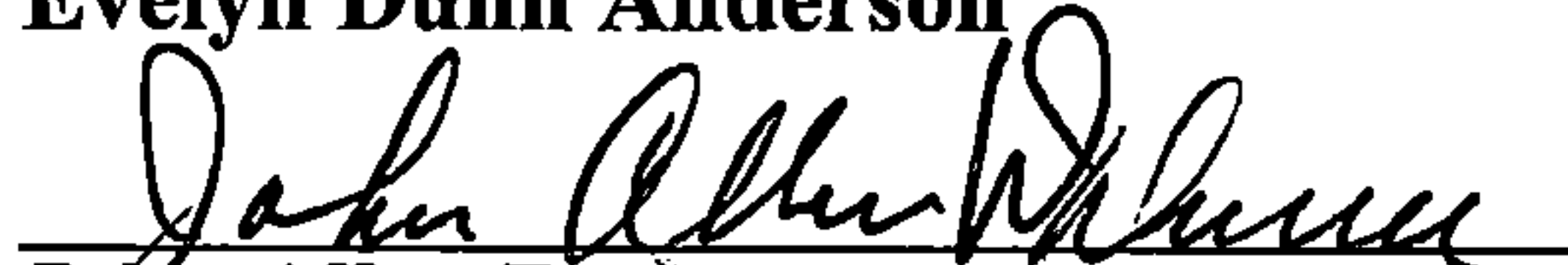
And said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey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


**IN WITNESS WHEREOF**, the undersigned have executed this conveyance on this the 12 day of August, 2020.

**WITNESSES:**

  
\_\_\_\_\_  
  
\_\_\_\_\_

  
\_\_\_\_\_  
Evelyn Dunn Anderson

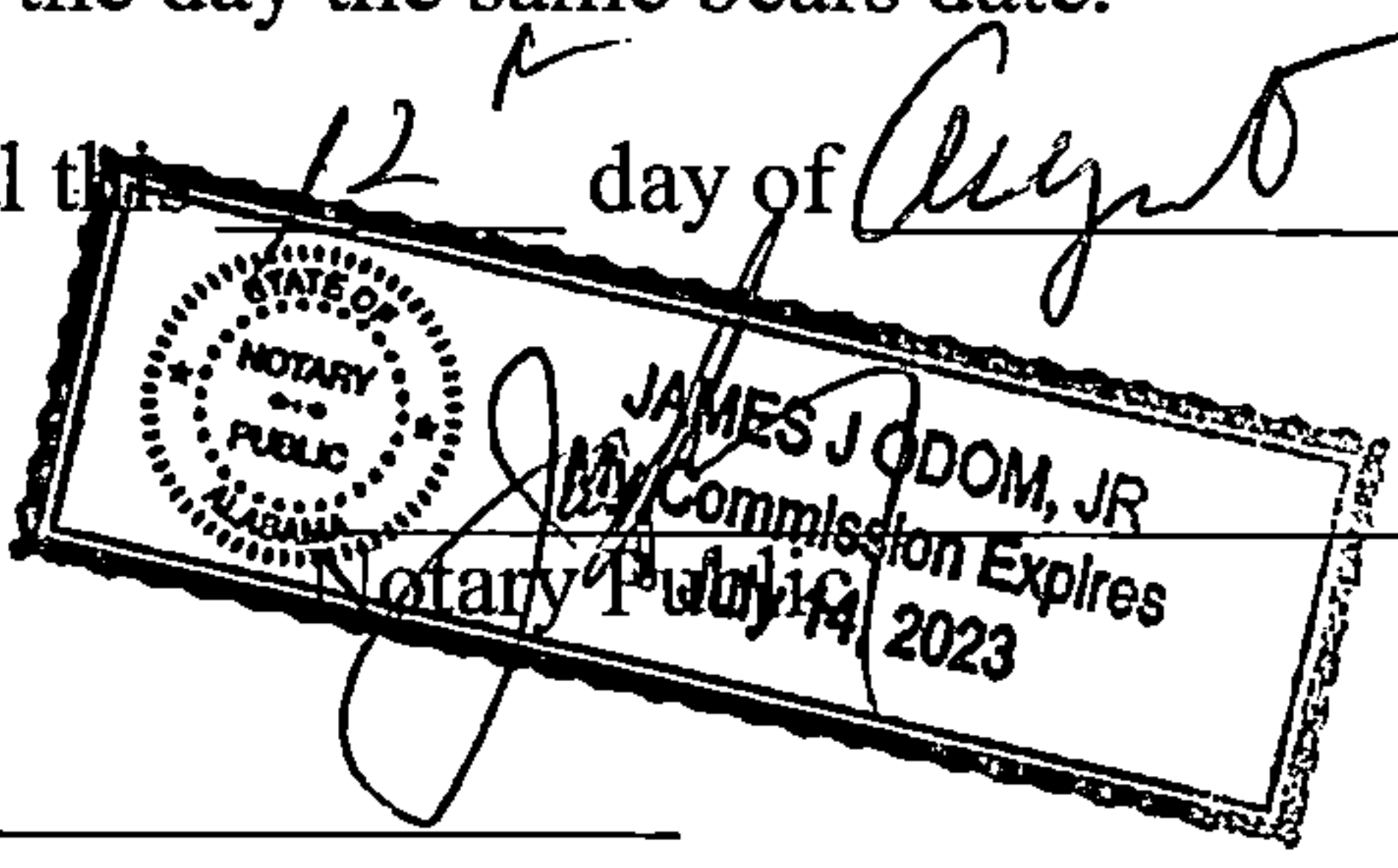
  
\_\_\_\_\_  
John Allen Dunn

  
\_\_\_\_\_  
Debra Dunn McCowan

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn Dunn Anderson, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12 day of August, 2020 .

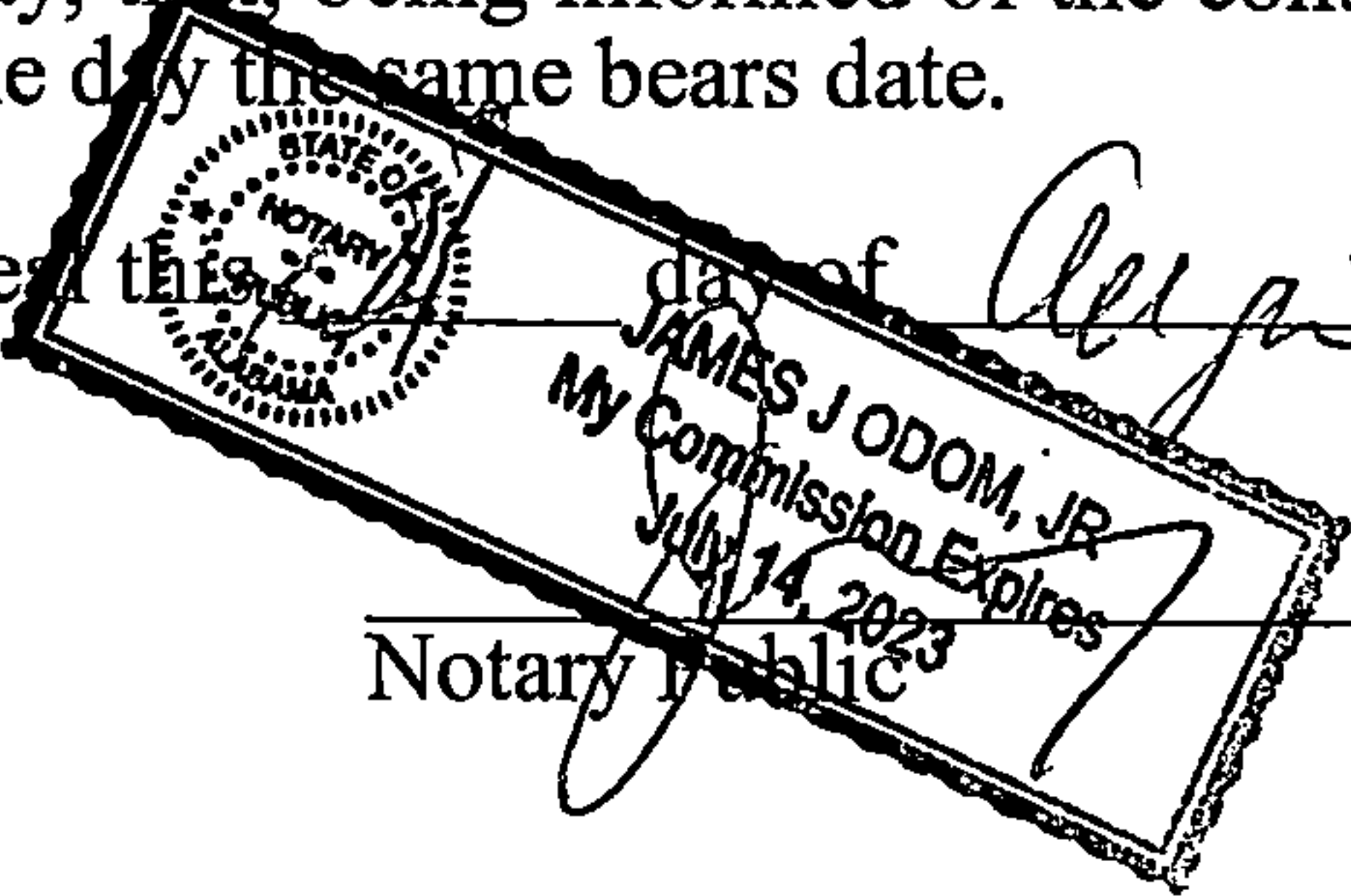


My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Allen Dunn, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12 day of August, 2020 .



My Commission Expires: \_\_\_\_\_

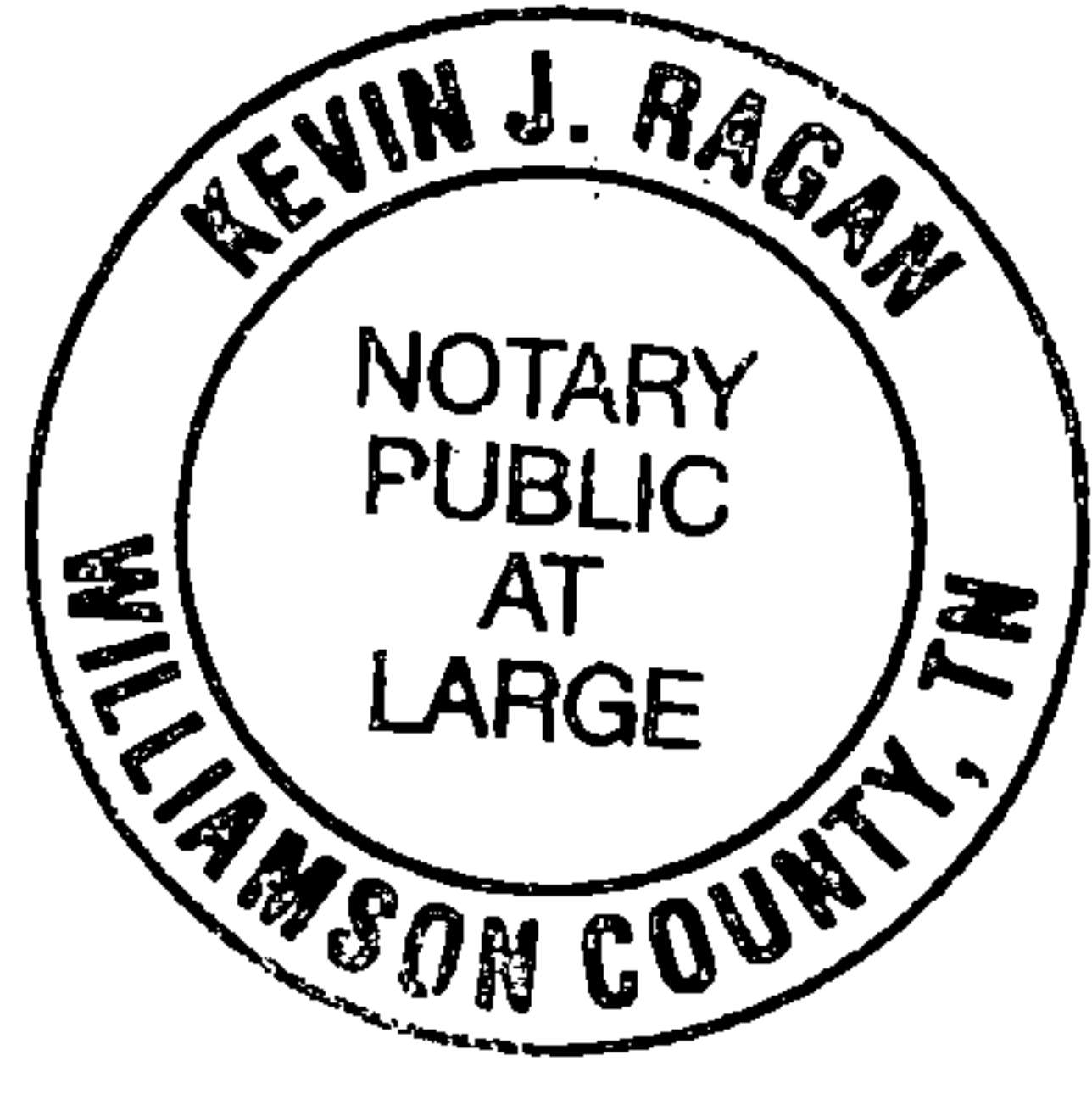
STATE OF TENNESSEE )  
COUNTY OF Williamson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra Dunn McCowan, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14 day of August, 2020.

[Signature]  
Notary Public

My Commission Expires: 11/26/23





## Real Estate Sales Validation Form

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

Grantor's Name:

John Allen Dunn, et al.

Mailing Address:

9150 Highway 51

Sterrett, AL 35147

Grantee's Name:

Evelyn Dunn Anderson

Mailing Address:

144 Magnolia Ridge Circle

Chelsea, Alabama 35043

Property Address:

Lot 1, according to Resubdivision of

Dunn Acres, Map Book 53, Page 1

Date of Sale: August 12, 2020

Total Purchase Price 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)

Bill of Sale \_\_\_\_\_

Contract \_\_\_\_\_

Other \_\_\_\_\_

Appraisal \_\_\_\_\_

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 applicable.

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 provide 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 Section 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 Section 40-22-1 (h).

Date: August 12, 2020

Form RT-1

John A. Dunn  
(verified by Grantor/Grantee/Agent) Circle One  
John Allen Dunn



20200817000355490 3/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
08/17/2020 02:59:21 PM FILED/CERT