

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Mary P. Dunnaway
PO BOX 1643
Columbiana AL
35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THREE THOUSAND DOLLARS AND NO CENTS (\$3,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Joyce P. Etress, a married woman, Mary P. Dunnaway, a married woman and Robert L. Powell, a married man and Violet Powell, a single woman* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Kenneth Dunnaway and Mary P. Dunnaway* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

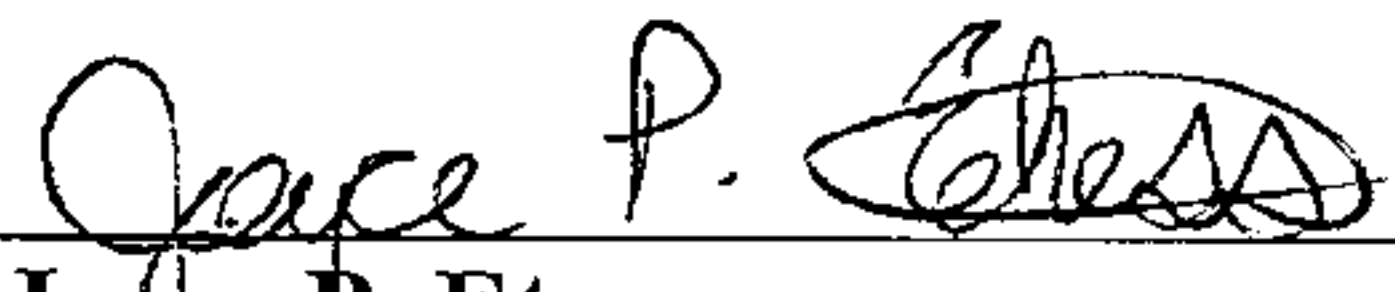
1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

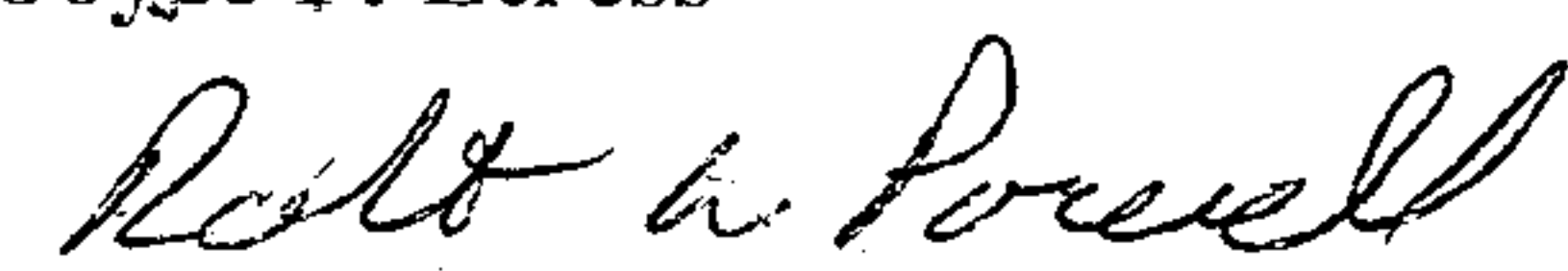
Violet Powell is signing this deed to terminate her life estate reserved in Inst #20120419000133970, Probate Office Shelby County, Alabama, as to caption lands. Leon Powell is deceased having died, 11-16-2015.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right 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.

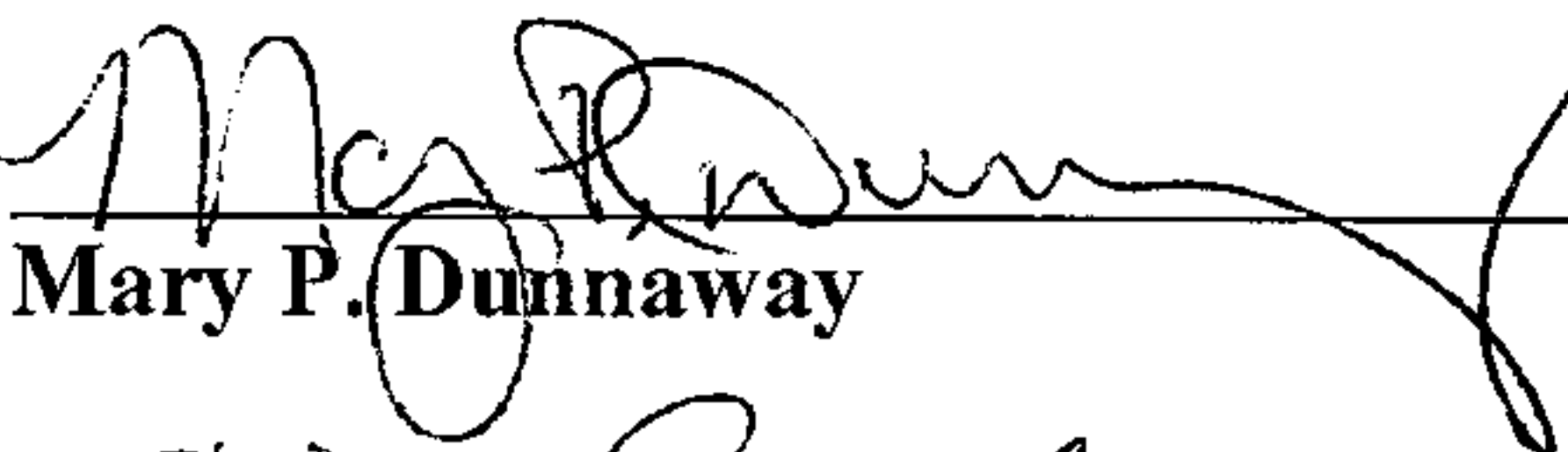
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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, heirs, executors and assigns forever, against the lawful claims of all persons.

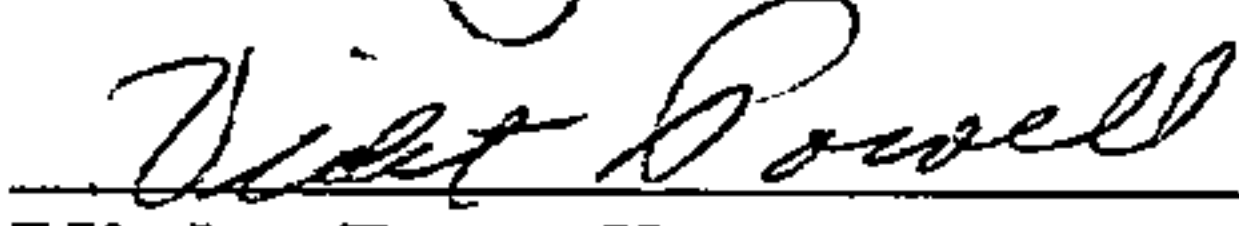
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of September, 2020.



Joyce P. Etress


Robert L. Powell



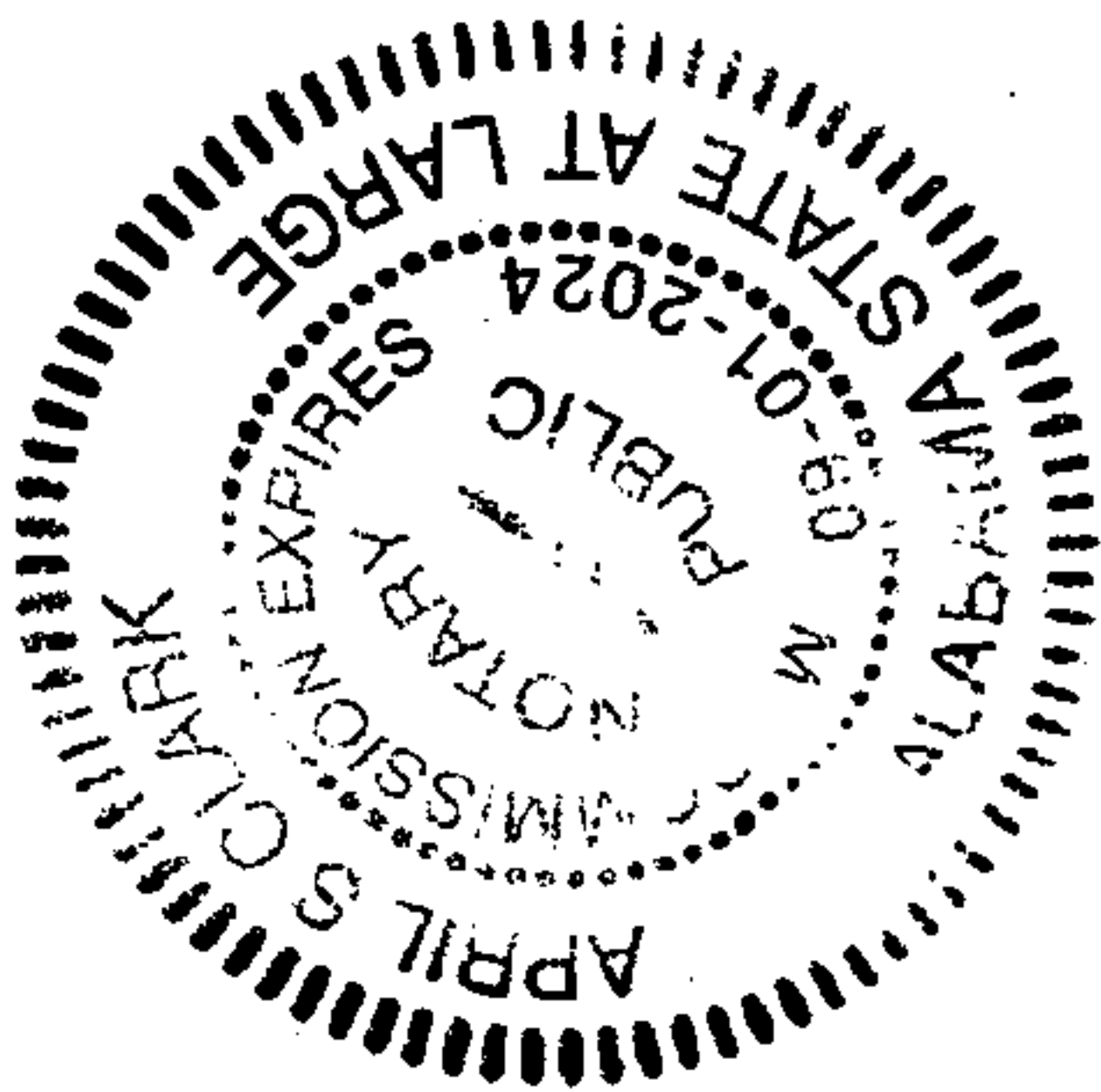
Mary P. Dunnaway


Violet Powell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Joyce P. Etress, Mary P. Dunnaway and Robert L. Powell and Violet Powell*, 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 30th day of September, 2020.





Notary Public
My Commission Expires: 9/1/2024

EXHIBIT A – LEGAL DESCRIPTION

Commence at the NE Corner of the SW 1/4 of the NE 1/4 of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama; thence N90°00'00"W for a distance of 2827.58'; thence S23°03'32"E for a distance of 327.10' to the POINT OF BEGINNING; thence S23°02'48"E for a distance of 132.00'; thence S66°56'35"W for a distance of 276.98' to the Easterly R.O.W. line of Shelby County Highway 47; thence N22°38'46"W and along said R.O.W. line for a distance of 35.00'; thence N66°56'35"E and leaving said R.O.W. line for a distance of 175.00'; thence N08°59'27"W for a distance of 130.25'; thence N89°39'26"E for a distance of 75.99' to the POINT OF BEGINNING.

Said parcel now being part of Lot 3 of Towering Oaks, as recorded in Map Book 53, Page 32, in the Office of the Judge of Probate 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 Mary Dunnaway
Mailing Address PO BOX 1643
Columbiana AL
35051

Grantee's Name Mary Dunnaway
Mailing Address PO BOX 1643
Columbiana AL
35051

Property Address 645 Hwy 47
Columbiana

Date of Sale 9-30-20
Total Purchase Price \$ 3000.00
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)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 or 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 _____
Unattested _____
(verified by) _____
Print Mary Dunnaway
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one
Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2020 10:52:05 AM
\$31.00 CHERRY
20201001000444070

Alex S. Boyd