

This Instrument was Prepared by:

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

Send Tax Notice To: Chelsey B. Dunnaway

P.O. Box 1643
Columbiana, AL 35051

File No.: S-20-26552

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Three Thousand Five Hundred Dollars and No Cents (\$23,500.00)**, 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, **Joyce Etress, a married woman, Mary Dunnaway, a married woman, and Robert Powell, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Chelsey B. Dunnaway**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

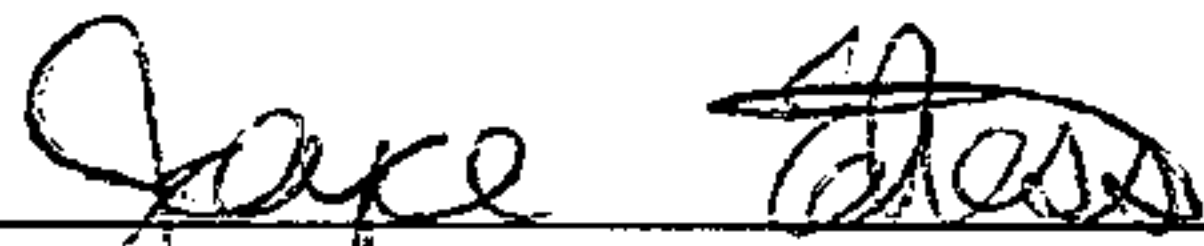
Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantors herein or their spouse.

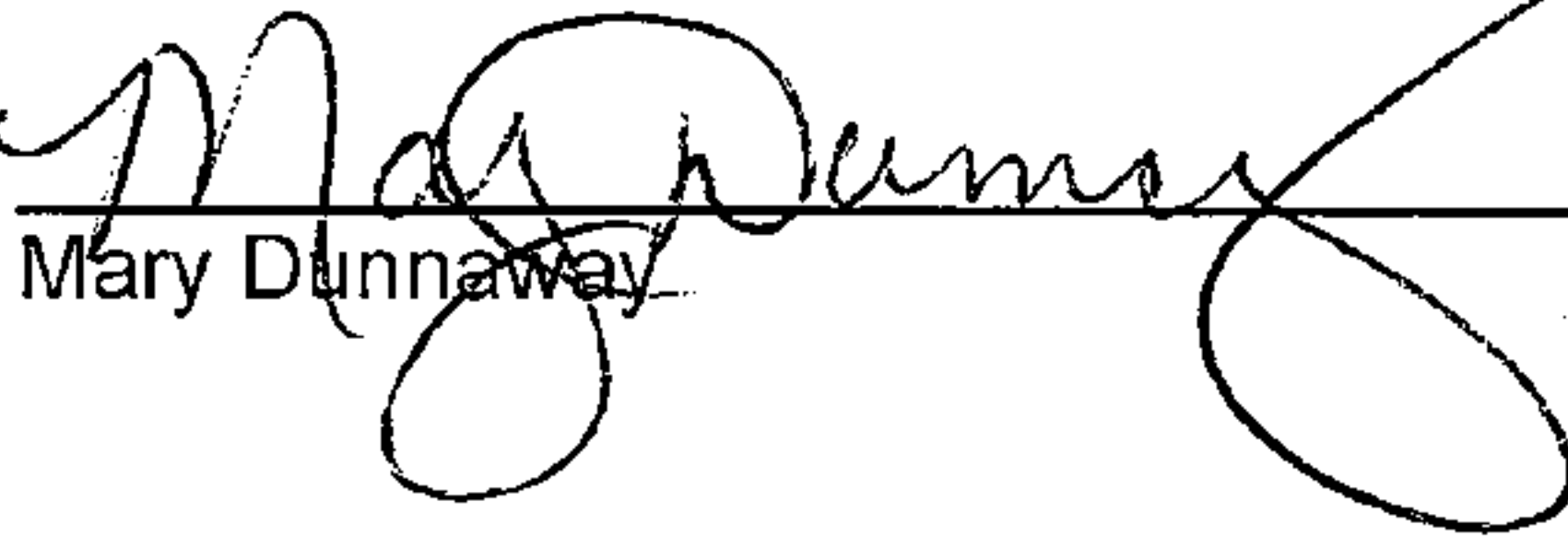
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

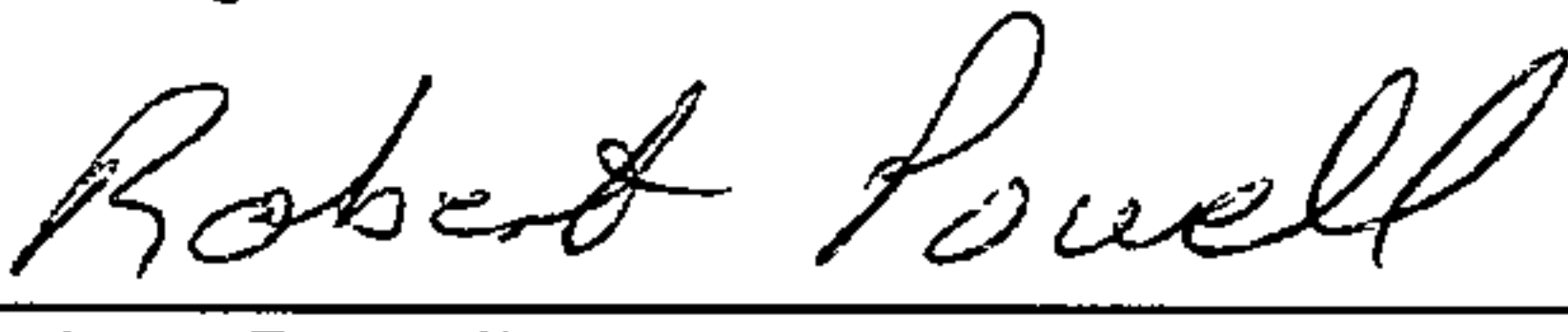
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 September, 2020.


Joyce Etress


Mary Dunnaway


Robert Powell

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Joyce Etress, a married woman, Mary Dunnaway, a married woman, and Robert Powell, a married man, 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 September, 2020.

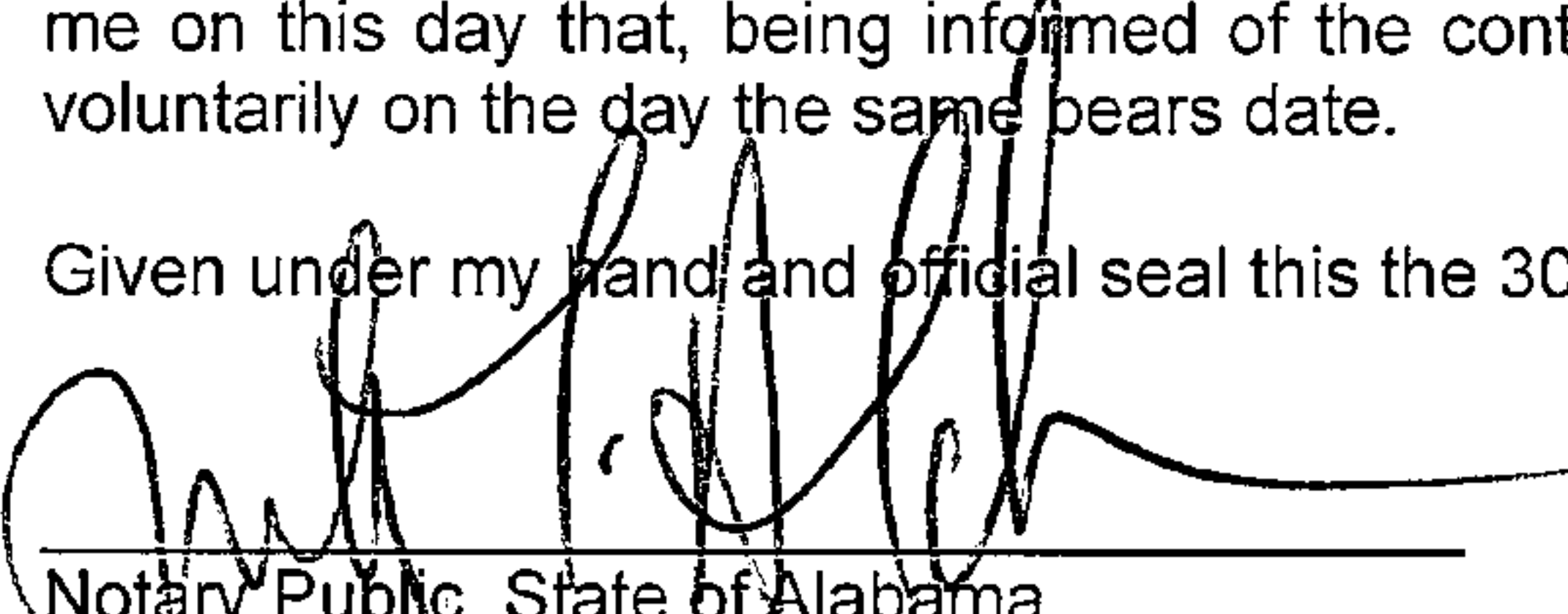

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: 9-1-2024



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 36, Township 21 South, Range 1 West, being a part of the same land described in a deed to Barry and Joyce Etress and Violet Powell, recorded in the property records of Shelby County, Alabama in Instrument #1993-24158, said parcel being more particularly described as follows:

Commencing at an axle found for the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 36; thence North 90 degrees West along the North line of the Southwest Quarter of the Northeast Quarter and the North line of the Southeast quarter of the Northwest quarter of said section, a distance of 2155.54 feet to a 3/4-inch rebar, found; thence South 01 degrees 19 minutes 38 seconds West a distance of 24.11 feet to an axle found; thence North 88 degrees 33 minutes 27 seconds West a distance of 44.81 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler RPLS 16165", at the point of beginning; thence South 00 degrees 12 minutes 43 seconds West, a distance of 279.22 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 89 degrees 47 minutes 17 seconds West a distance of 358.95 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 59 degrees 44 minutes 10 seconds West, a distance of 58.94 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 89 degrees 44 minutes 10 seconds West, a distance of 75.00 feet, to a 1/2-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 22 degrees 56 minutes 50 seconds West, a distance of 32.52 feet to a 3/4-inch rebar, found; thence North 89 degrees 44 minutes 10 seconds East, a distance of 75.00 feet, to a 3/4-inch rebar found; thence North 13 degrees 30 minutes 40 seconds West, a distance of 287.42 feet to a 3/4-inch rebar found; thence South 89 degrees 47 minutes 17 seconds East, a distance of 538.28 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Joyce Etrass Mary Dunnaway Robert Powell	Grantee's Name	Chelsey B. Dunnaway
Mailing Address	P.O. Box 305 Columbiana, AL 35051	Mailing Address	P.O. Box 1643 Columbiana, AL 35051
Property Address	Hwy 47 Columbiana, AL 35051	Date of Sale	September 30, 2020
		Total Purchase Price	\$23,500.00
		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 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	September 17, 2020	Print	Joyce Etrass
Unattested	(verified by)	Sign	Joyce Etrass
			(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 10:58:58 AM
\$52.50 CHERRY
20201001000444100

Allen S. Bayl