

Send Tax Notice to:

20210315000127760
03/15/2021 11:27:44 AM
DEEDS 1/2

Mary MacDougall and Dorian MacDougall
2800 Falliston Ln.

Hoover AL 35244

[Space Above This Line for Recording Data]

JOINT SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Ninety Thousand and 00/100 Dollars (\$490,000.00)** 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 where is acknowledged. I or we, **Abbegail Barringer Dunne by Michael Jay Dunne, her attorney in fact and Michael Jay Dunne, a married couple**(herein referred to as grantor, whether one or more) whose mailing address is 1163 LIVERNO, ROCKWELL TX 75082 grant, bargain, sell and convey unto **Mary MacDougall and Dorian MacDougall** herein referred to as grantees) whose mailing address 2800 Falliston Ln Hoover 35244, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **2800 Falliston Lane, Hoover, AL 35244** to wit:

Lot 445, according to the Survey of Lake Wilborn Phase 4A, as recorded in Map Book 50, Page 25, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of March, 2021

Abbigail Barringer Dunne by Michael Jay Dunne
Abbigail Barringer Dunne by Michael Jay Dunne, her attorney in fact
Michael Jay Dunne
Michael Jay Dunne

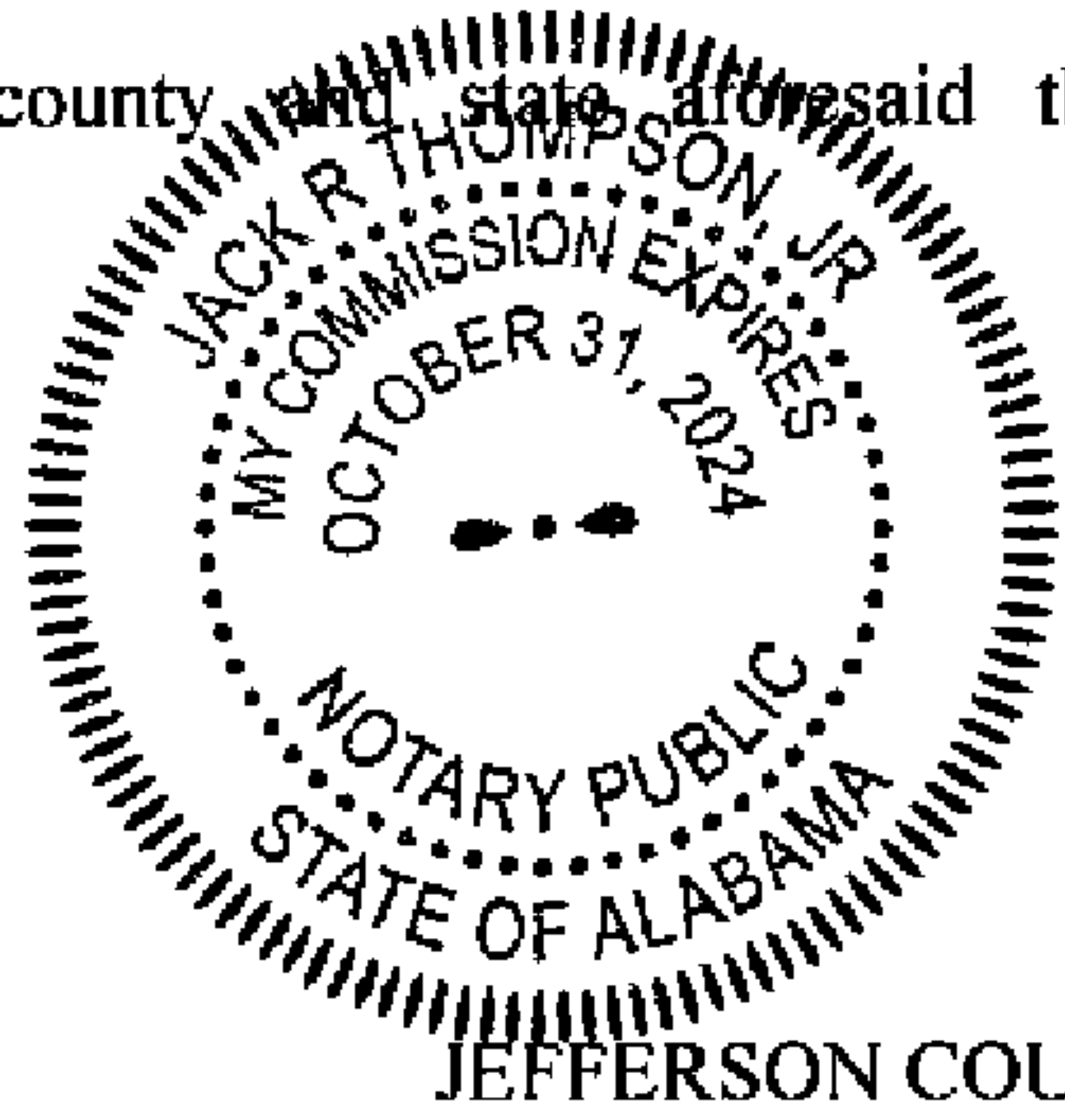
STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr, a Notary Public in and for said county in said state, hereby certify that **Abbigail Barringer Dunne by Michael Jay Dunne, her attorney in fact**, 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 this conveyance, he, in his capacity as Attorney in Fact and with full authority executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 12th day of March, 2021

My Commission Expires: 10/31/2024
[Signature]
Notary Public



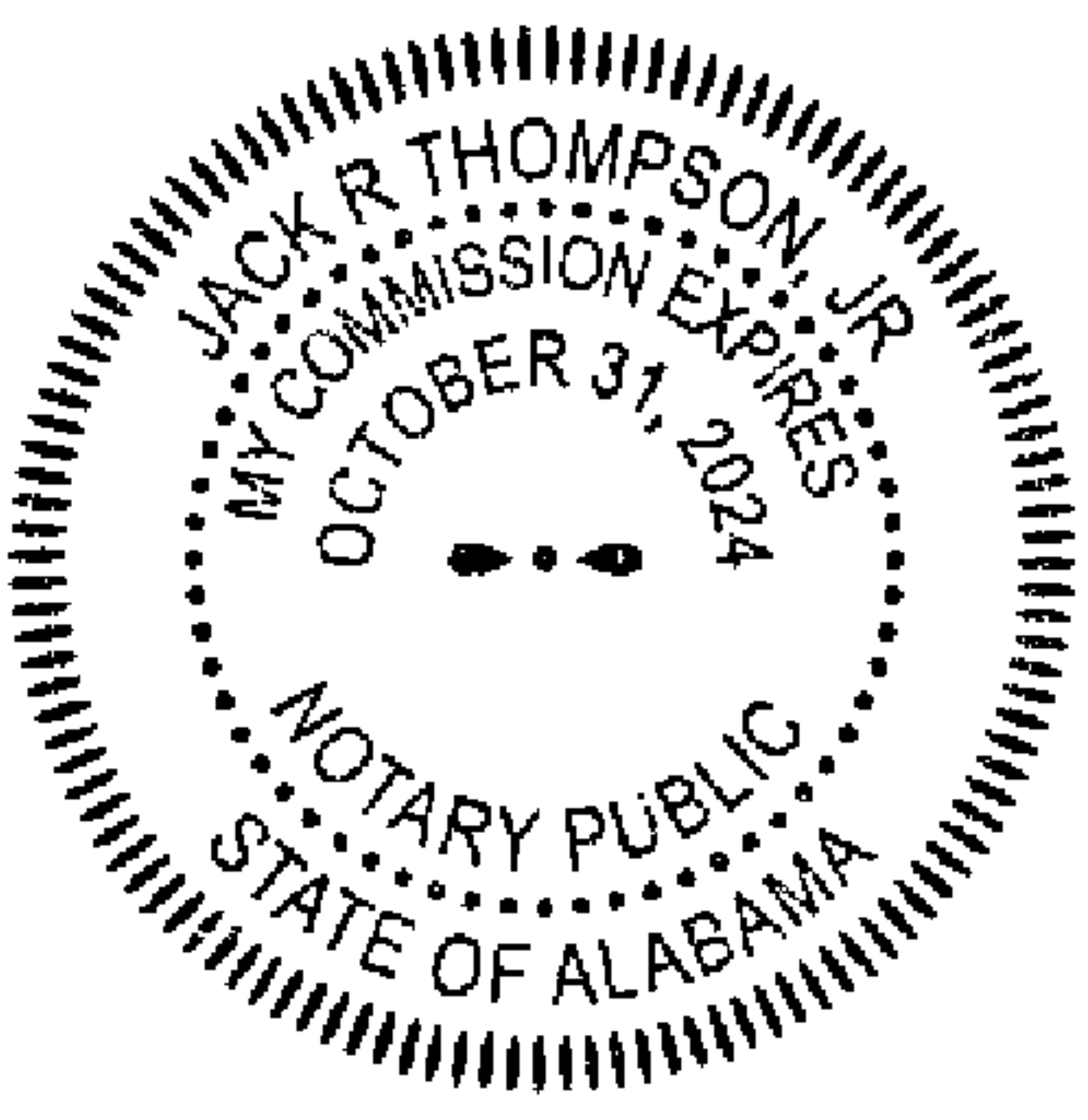
STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr, a Notary Public in and for said county in said state, hereby certify that **Michael Jay Dunne**, 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 this conveyance, he, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 12th day of March, 2021

My Commission Expires: 10/31/2024
[Signature]
Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB 2120



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2021 11:27:44 AM
\$515.00 CHERRY
20210315000127760

Allie S. Bayl