

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Raymond A. Dunmyer
200 Beaver Creek Cir.
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

AKA Diane N. Epperson

Diane Epperson, a married woman, whose mailing address is:

200 Beaver Creek Circle, Pelham, AL 35124

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Raymond A. Dunmyer, whose mailing address is:

80 Saint Thomas Way, Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **200 Beaver Creek Cir., Pelham, AL 35124** to-wit:

Lot 123, according to the Survey of Beaver Creek Preserve, First Sector, as recorded in Map Book 24, Page 63, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

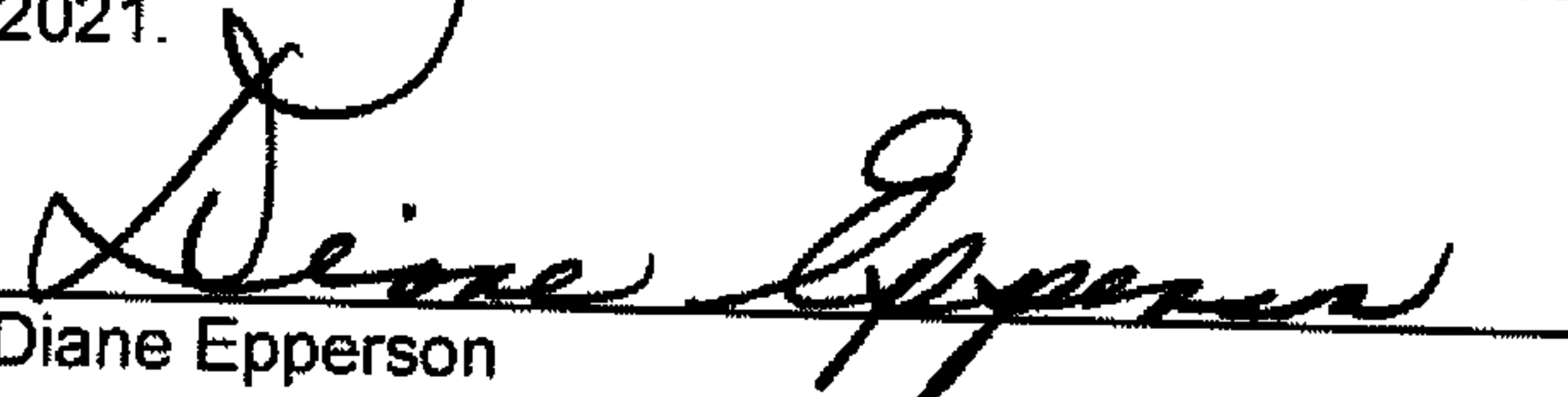
The property herein conveyed does not constitute the homestead of the grantor, nor that of her spouse, neither is it contiguous thereto.

Deed recorded in Instrument #20041007000555150 does not contain a date of death statement for Merle C. Tinney. Thomas Tinney was the surviving grantee in that certain deed recorded at Instrument #20041007000555150. Merle C. Tinney having died on or about February 25th, 2006.

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

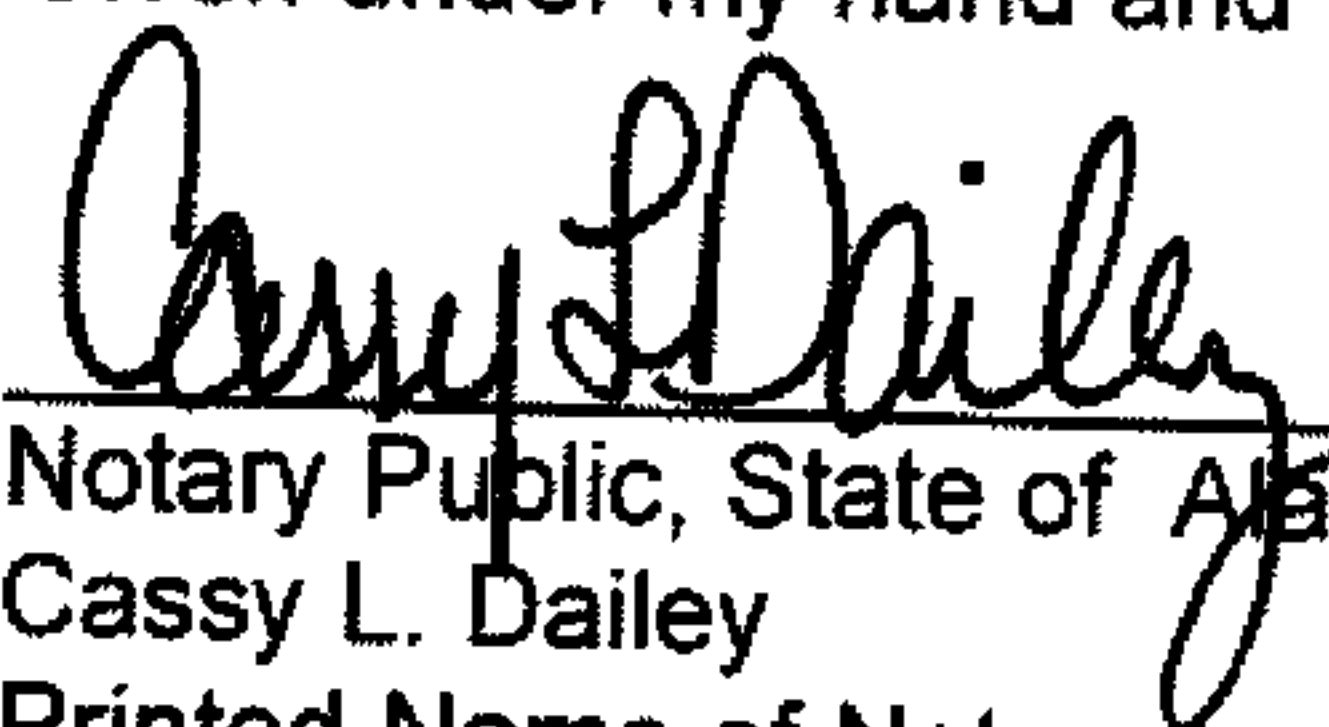
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have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

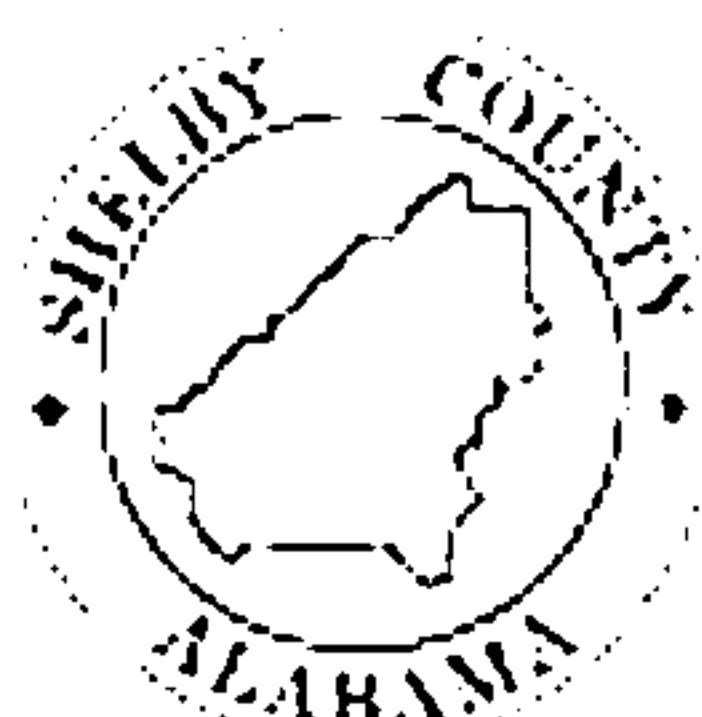
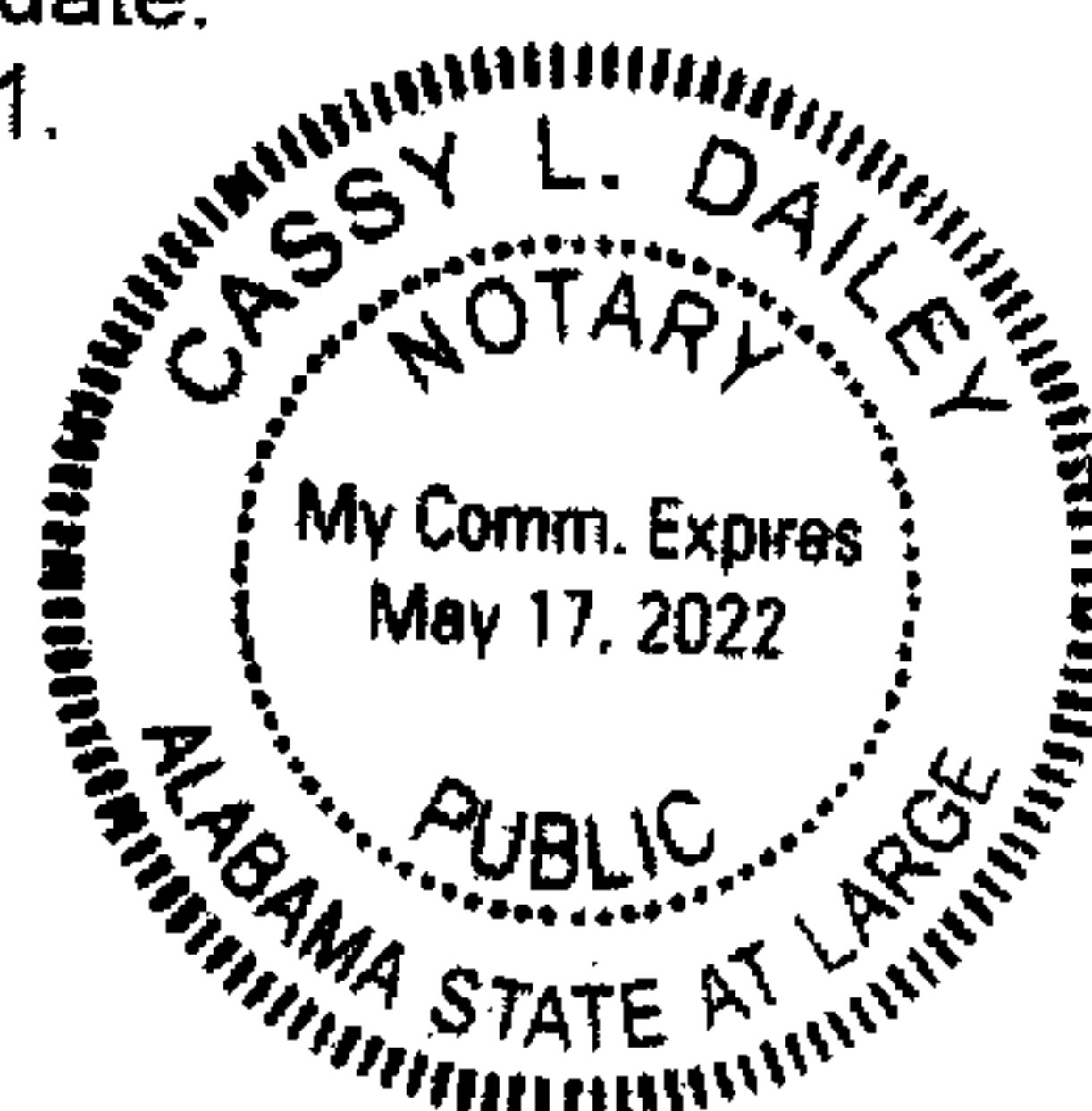
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 15th day of April, 2021.


Diane Epperson

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Diane Epperson, whose name 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 has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 15th day of April, 2021.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/22/2021 10:22:10 AM
\$292.00 JOANN
20210422000200240

