

This Instrument was Prepared by:

Send Tax Notice To: Chelsey B. Dunnaway

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

File No.: MV-21-27205

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ten Thousand Dollars and No Cents (\$10,000.00)**, 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 whereof is acknowledged, I or we, **Martha Vivian King**, a single woman (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

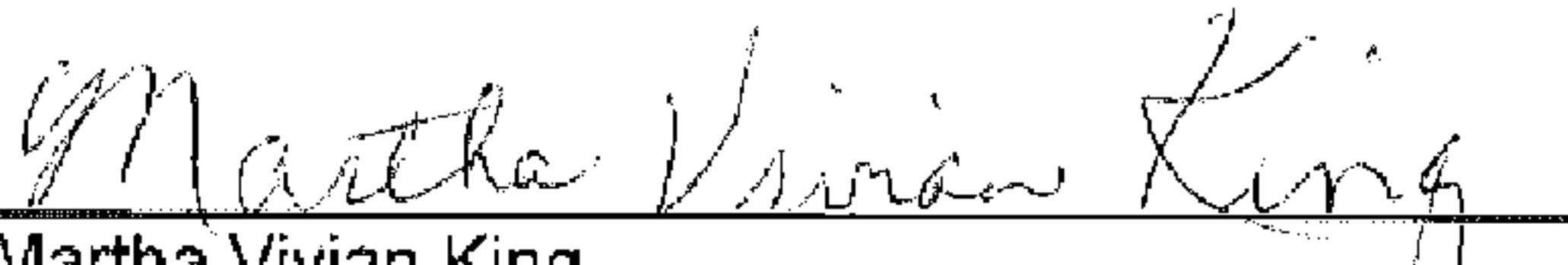
Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 23rd day of April, 2021.

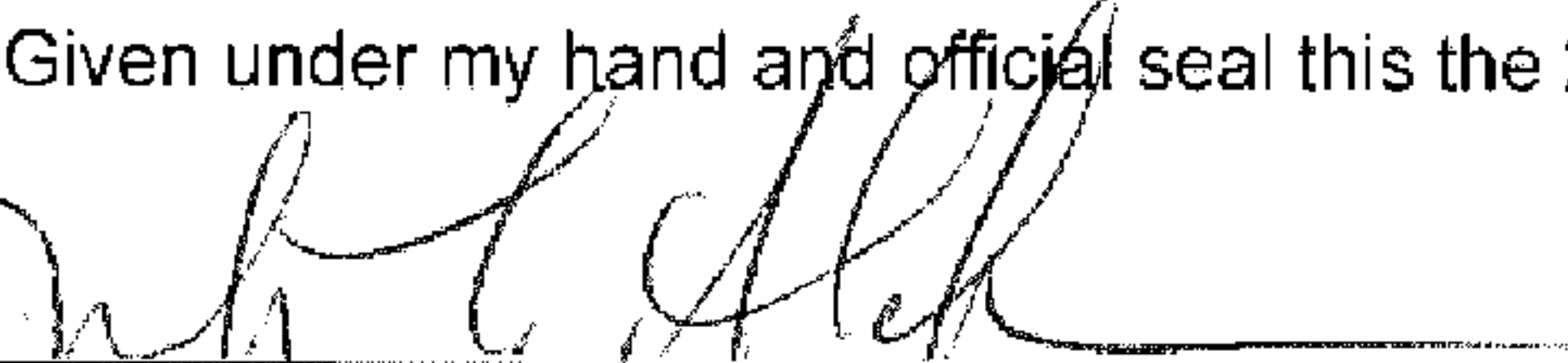

Martha Vivian King

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 Martha Vivian King, 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 23rd day of April, 2021.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

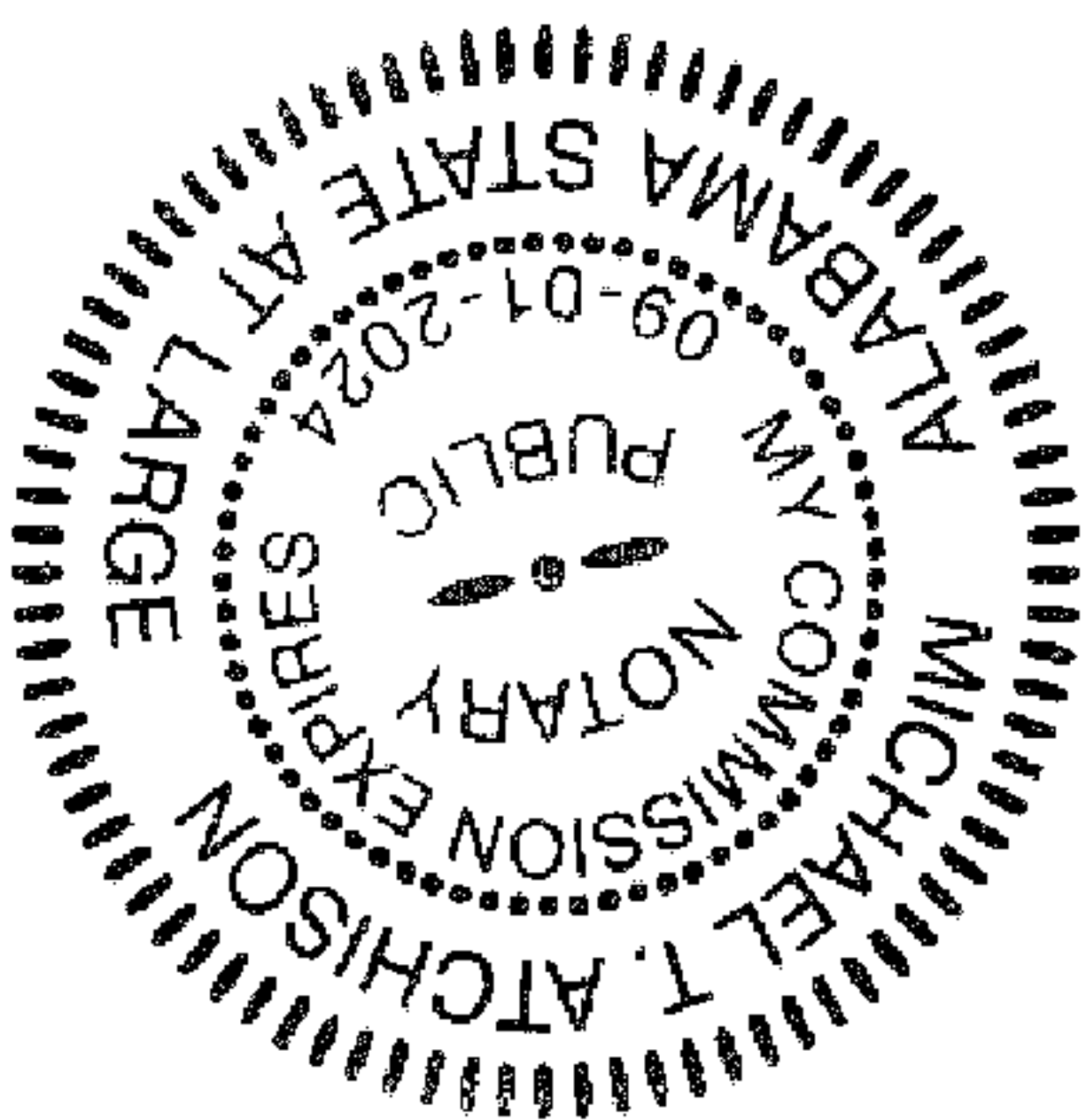


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I

Commence at the NE corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West and run West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 131.08 feet to the POINT OF BEGINNING; thence continue along the same line a distance of 300.60 feet to a point on the East right-of-way line of the Columbiana-Shelby Highway (County Highway #47); thence turn an angle of $112^{\circ}57'21''$ to the left and run in a Southeasterly direction along said right-of-way line a distance of 329.37 feet to a point; thence turn an angle of $67^{\circ}19'$ to the left and run in an Easterly direction a distance of 300.00 feet to a point; thence turn an angle of $112^{\circ}41'$ to the left and run in a Northwesterly direction and parallel to said Columbiana-Shelby Highway a distance of 327.82 feet to the point of beginning. Said parcel of land is situated in Columbiana, Alabama and is lying in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West.

Parcel II

Begin at the Northeast corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West and run West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 130.39 feet to a point; thence turn an angle of $112^{\circ}56'50''$ to the left and run in a Southeasterly direction a distance of 327.82 feet to a point; thence turn an angle of $67^{\circ}19'$ to the left and run Easterly a distance of 75.0 feet to a point; thence turn an angle of $103^{\circ}14'50''$ to the left and run Northwesterly a distance of 309.97 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Martha Vivian King</u>	Grantee's Name	<u>Chelsey B. Dunnaway</u>
Mailing Address	<u>P.O. Box 492</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>P.O. Box 1643</u> <u>Columbiana, AL 35051</u>
Property Address	<u>565 Hwy 47</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>April 23, 2021</u>
		Total Purchase Price	<u>\$10,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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 April 21, 2021

Print Martha Vivian King

Unattested

Sign

(verified by)

Martha Vivian King
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2021 03:58:42 PM
\$38.00 KIMBERLY
20210423000203610

Form RT-1

Allen S. Bayl