

This Instrument was Prepared by:

Send Tax Notice To: Dunn Building Company, Inc

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

3901 messer Airport Hwy
Birmingham, AL 35222

File No.: 04563

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, 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, **Lewis E. Atchison, Sr. and Sarah H. Atchison, Trustees, or their successors in Trust, under the Atchison Living Trust, dated July 16, 2013**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dunn Building Company, Inc**, (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.

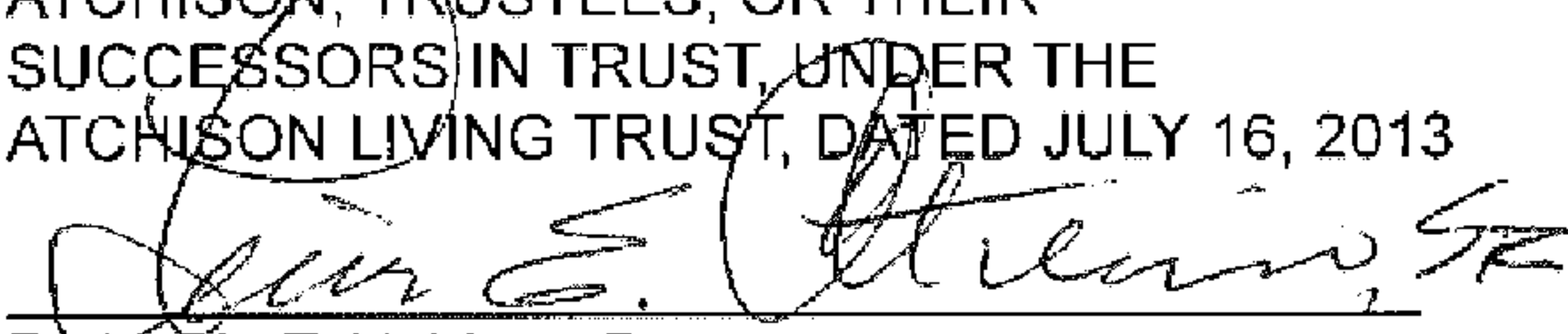
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

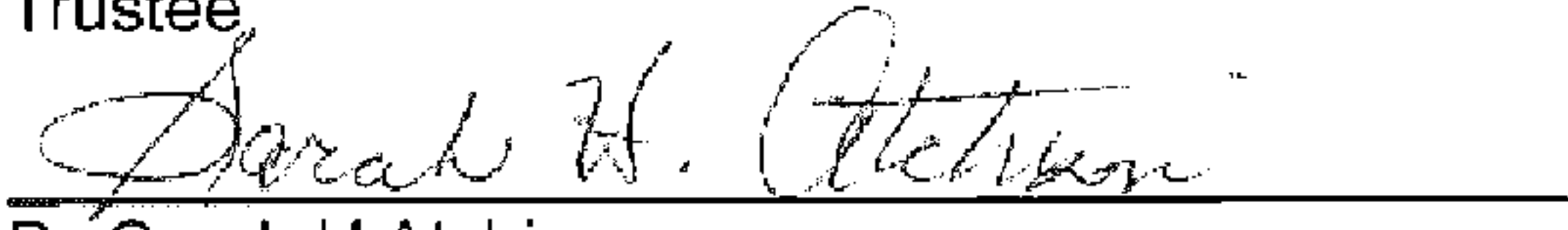
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 18th day of May, 2021.

LEWIS E. ATCHISON, SR. AND SARAH H. ATCHISON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ATCHISON LIVING TRUST, DATED JULY 16, 2013


By Lewis E Atchison Sr
Trustee



By Sarah H Atchison
Trustee

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 Lewis E. Atchison, Sr. and Sarah H. Atchison, Trustees, or their successors in Trust, under the Atchison Living Trust, dated July 16, 2013, 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 18th day of May, 2021.


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

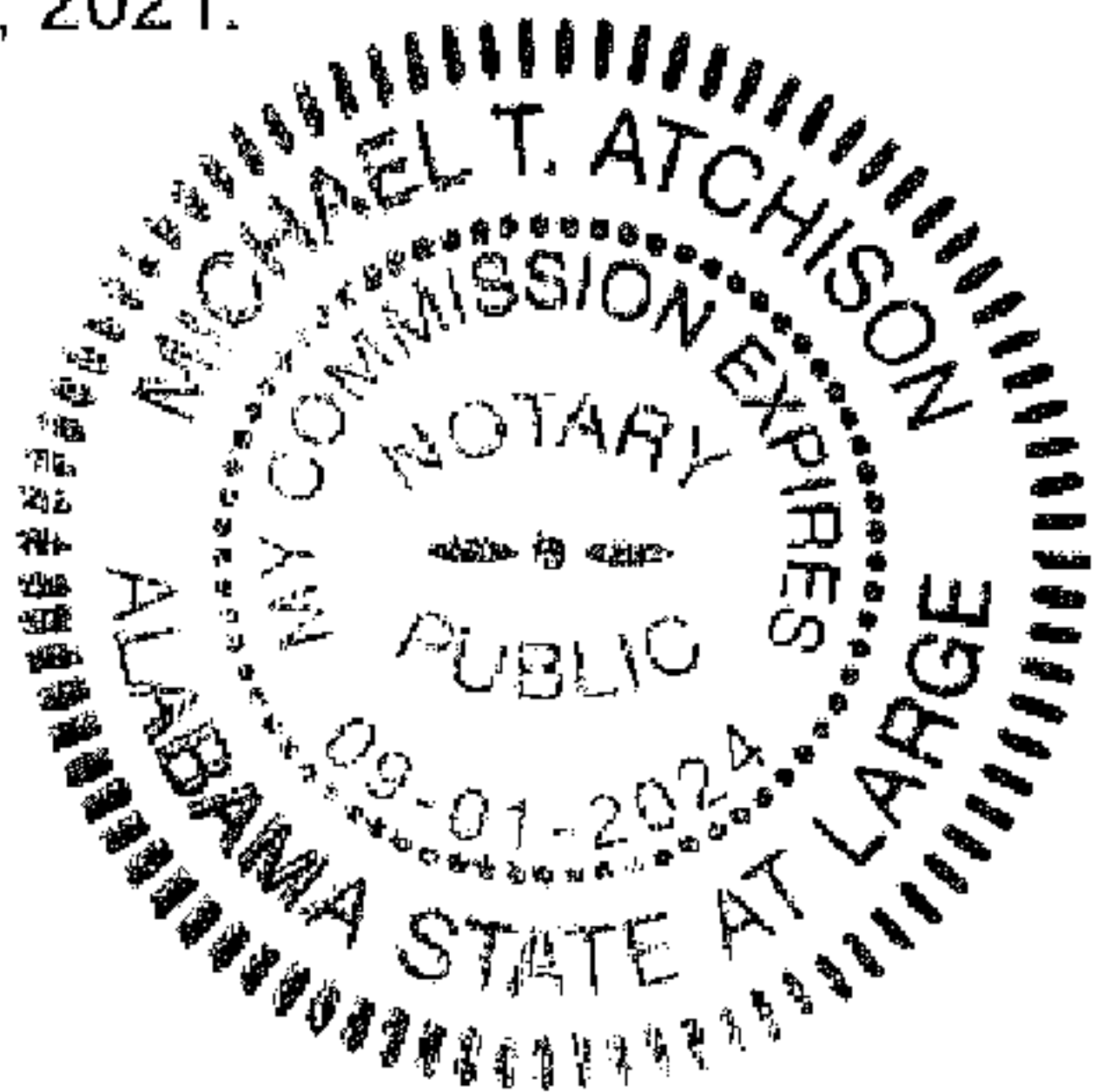


EXHIBIT A – LEGAL DESCRIPTION

A parcel of land situated in the Northwest ¼ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence run N89°25'52" E along the north line of said Section 26 for a distance of 165.37 feet to a rebar and cap; thence leaving said north section line run S00°23'38" W for a distance of 246.42 feet to the POINT OF BEGINNING of the herein described parcel, said point being a Sain rebar and cap lying on the Southerly right of way of Industrial Parkway, said point also being the point of curvature of a curve to the right having a radius of 1508.00 feet, a central angle 14°27'35", a chord being of N69°08'43" E, and a chord distance of 379.51 feet; thence continue along the arc of said curve and said right of way for a distance of 380.52 feet to a Sain rebar and cap; thence run N 76°22'27" E along said right of way for a distance of 86.27 feet to a Sain rebar and cap, said point being the point of curvature of a curve to the left having a radius of 1530.50 feet, a central angle of 11°01'34", a chord bearing of N70°51'40" E, and a chord distance of 294.08 feet, thence continue along the arc of said curve for a distance of 294.53 feet to a Sain rebar and cap; thence leaving said right of way run S 33°26'45" E for a distance of 4.36 feet to a Sain rebar and cap lying on the northerly right of way of Norfolk Southern Railroad; thence run S56°12'31" W for a distance of 866.74 feet to a rebar and cap; thence leaving said right of way run N00°23'38" E for a distance of 233.78 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	Lewis E. Atchison, Sr. and Sarah H. Atchison, Trustees, or their successors in Trust, under the Atchison Living Trust, dated July 16, 2013	Grantee's Name	Dunn Building Company, Inc
Mailing Address	Columbiana AL 35051	Mailing Address	3901 Messer August Hwy Birmingham, AL 35222
Property Address	Columbiana, AL 35051	Date of Sale	May 18, 2021
		Total Purchase Price	\$75,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 May 18, 2021

Print Lewis E. Atchison, Sr. and Sarah H. Atchison,
Trustees, or their successors in Trust, under the
Atchison Living Trust, dated July 16, 2013

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2021 03:36:13 PM
\$103.00 CHARITY
20210524000254240

Allen S. Bayl