

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Alfred W. Clark, Jr.
33275 Juniper Road
Seminole, AL 36574

20211228000609980 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
12/28/2021 02:59:54 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Thousand and No/00 Dollar.....(\$50,000.00), and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Mildred Elizabeth Dunnaway, unmarried (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Alfred Wiley Clark, Jr., (herein referred to as grantee, whether one or more), all of my right, title and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2022 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of Dec., 2021.

Mildred Elizabeth Dunnaway
Mildred Elizabeth Dunnaway

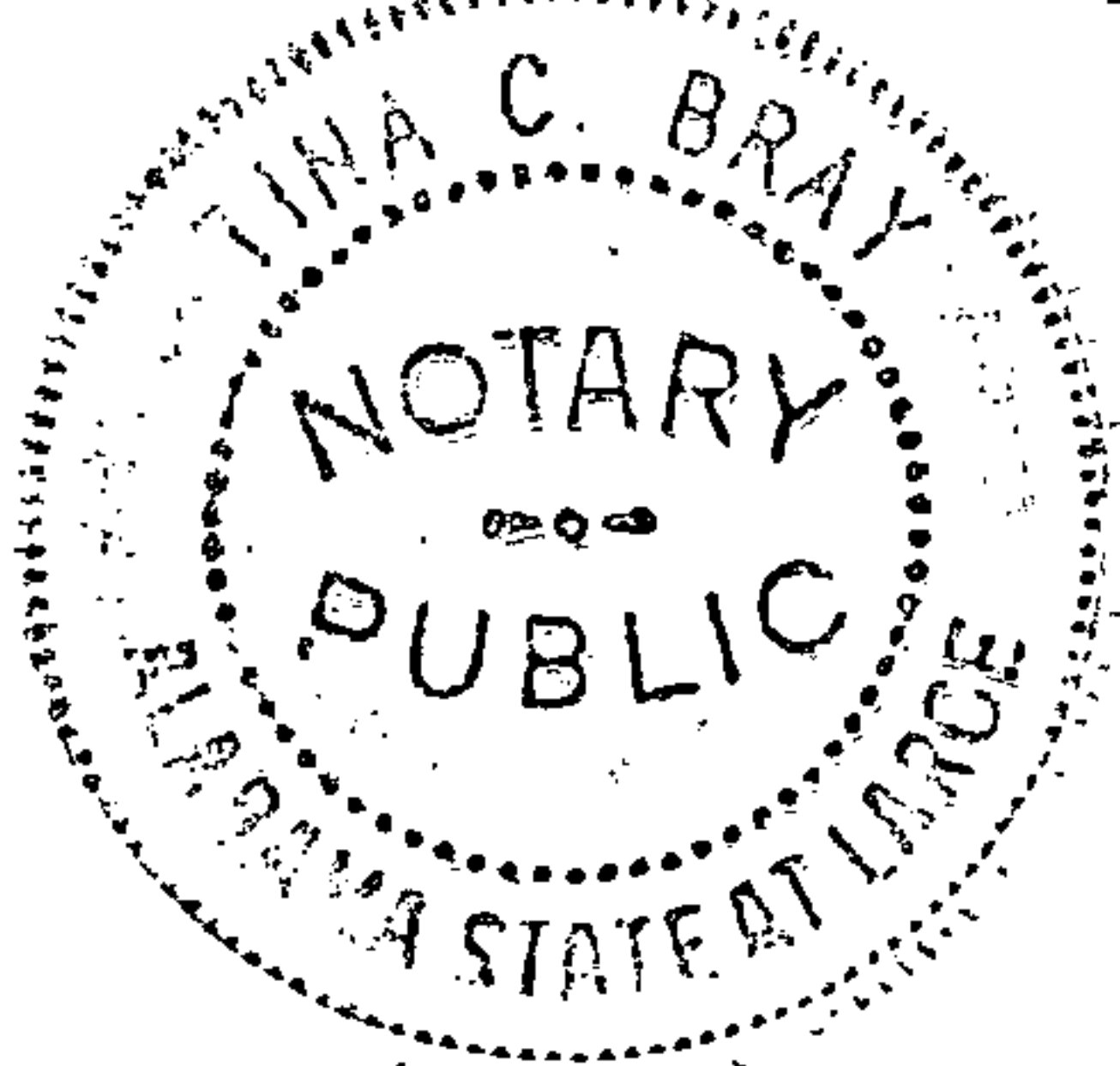
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mildred Elizabeth Dunnaway, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 2021.

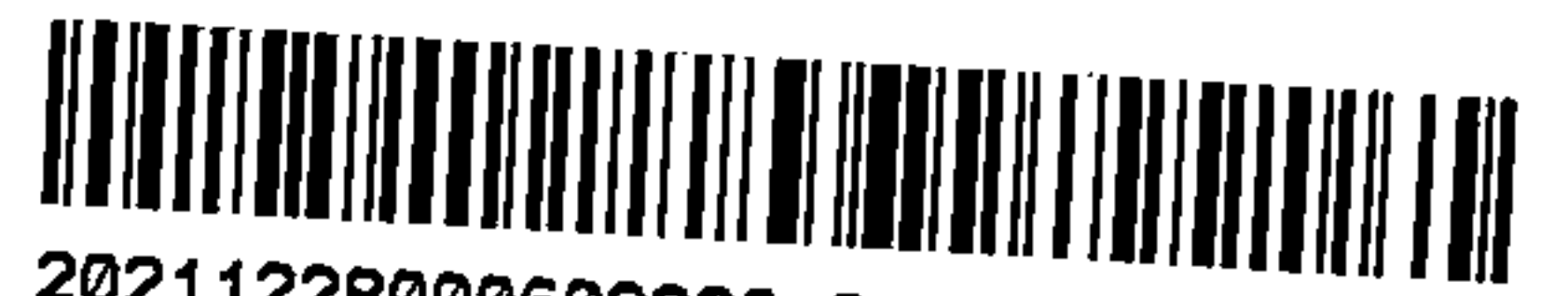
Tina C. Bray
Notary Public

My Commission Expires: 8-6-2023



Shelby County, AL 12/28/2021
State of Alabama
Deed Tax: \$50.00

EXHIBIT "A"
LEGAL DESCRIPTION



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A part of the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, described as follows: Beginning at the SW corner of said forty acres and run East 315 feet; thence North and parallel to the West line of said forty acre 565 feet; thence West 15.0 feet to point of beginning; thence continue West 105.0 feet; thence North and parallel with West line of said forty 450.0 feet to Alabaster and Helena Public Road; thence Southeast along said road 108.0 feet; thence South and parallel with the West line of said forty 420.0 feet to the point of beginning.
LESS AND EXCEPT that portion of caption lands previously conveyed to Alfred W. Clark, Jr. and wife, Jean Clark, as recorded in Deed Book 266, Page 367, in Probate Office of Shelby County, Alabama.

Also, Begin at the Southwest corner of SE 1/4 of SE 1/4 of Section 34, Township 20 South, Range 3 West, and run along said forty acre line North 88 degrees 47 minutes East, 315 feet; thence North 2 degrees West 449.5 feet; thence South 88 degrees 47 minutes West, 15 feet; thence North 2 degrees West 120 feet to Southeast corner of lot owned by A. W. Clark; thence South 88 degrees 47 minutes West 105 feet to the Southwest corner of lot owned by A. W. Clark, to the point of beginning of the lot herein conveyed; thence along the West line of grantees lot run North 2 degrees West 430 feet, more or less, to the South line of Helena-Alabaster public road; thence along said road run West 195.8 feet, more or less, to the West line of SE 1/4 of SE 1/4 of said Section 34; thence along same South 405 feet, to an iron stob; thence run in a Southeasterly direction 200 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Mildred Elizabeth Dunnaway
Mildred Elizabeth Dunnaway

Real Estate Sales Validation Form

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

Grantor's Name Mildred Elizabeth Dunnaway
Mailing Address 3555 Hwy 30
Wilsonville, AL 35186

Grantee's Name Alfred Wiley Clark, Jr.
Mailing Address 33275 Juniper Road
Seminole, AL 36574

Property Address 110 14th Street SW
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ 50,000.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other - Warranty Deed

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 or 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 _____

Print Mildred Elizabeth Dunnaway

☐ Unattested

Sign Mildred Elizabeth Dunnaway
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1