

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-22-27917

Send Tax Notice To: Howard Joseph Eisenhardt, Jr.
Susan M. Eisenhardt
25505 Highway 25
Wilsonville, AL 35186

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00)**, 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, **Christopher Coty Dunn and Emily Victoria Dunn, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Howard Joseph Eisenhardt, Jr. and Susan M. Eisenhardt**, (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 all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$260,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 February, 2022.


Christopher Coty Dunn

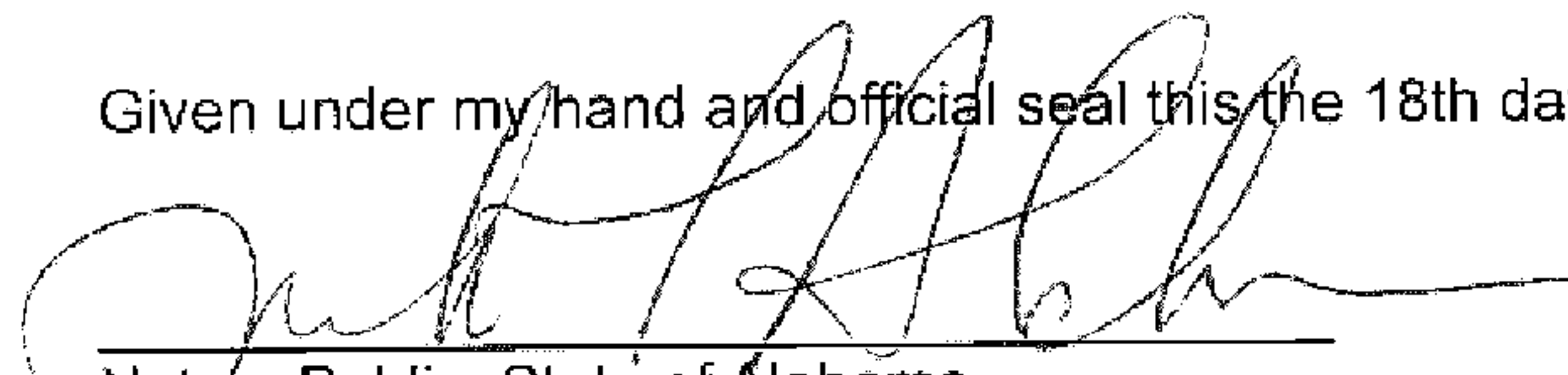

Emily Victoria Dunn

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Christopher Coty Dunn and Emily Victoria Dunn, 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 February, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

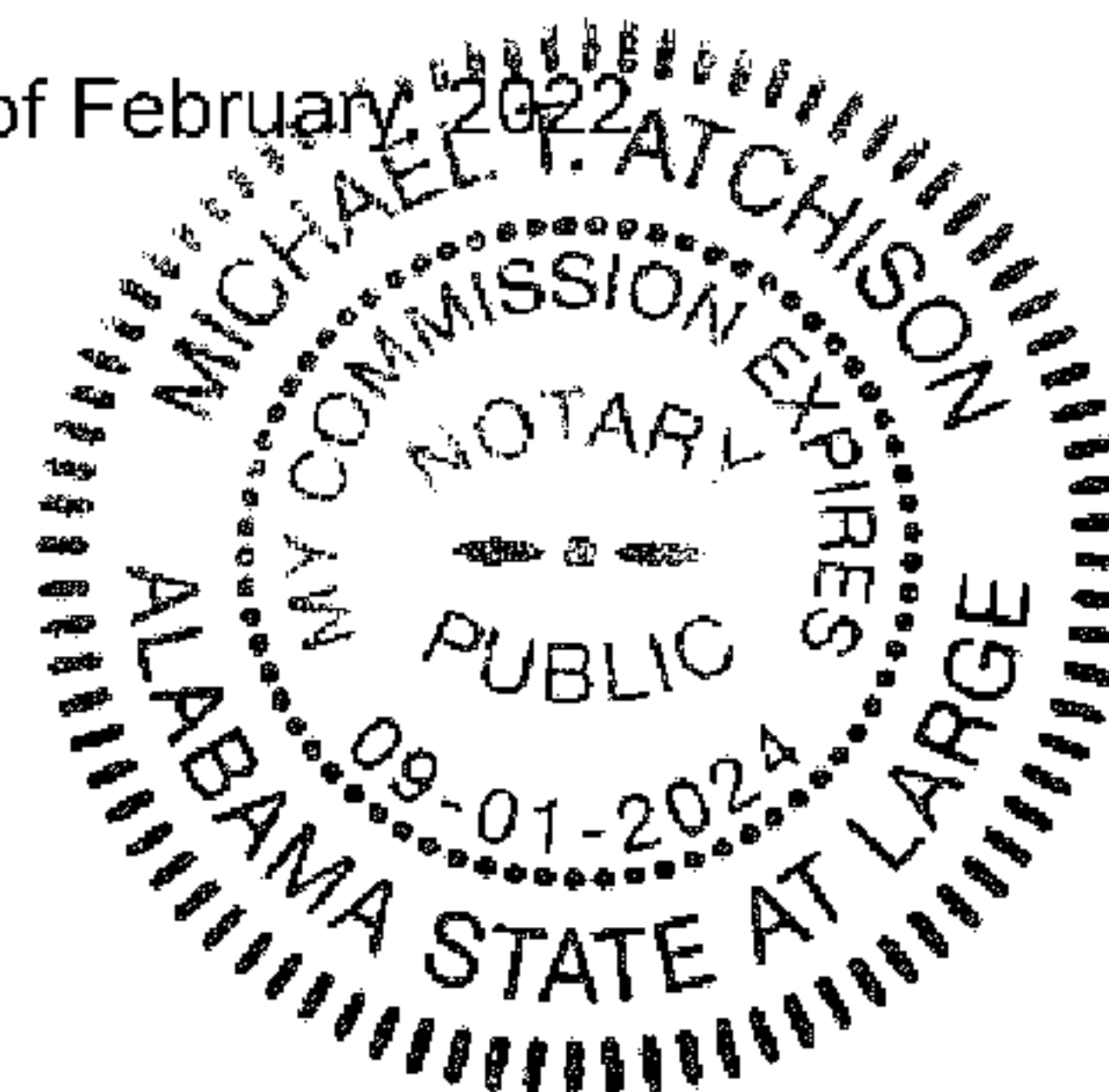


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

A parcel of land situated in Section 8, Township 21 South, Range 1 East, Shelby County, Alabama; Begin at the Northwest corner of Section 8; thence run South 89 degrees 39 minutes 22 seconds East for a distance of 672.49 feet; thence run South 06 degrees 00 minutes 30 seconds East for a distance of 218.34 feet; thence run North 89 degrees 39 minutes 22 seconds West for a distance of 419.50 feet; thence run South 06 degrees 00 minutes 30 seconds East for a distance of 214.82 feet to the Northerly right of way line of Alabama Highway 25; thence run South 80 degrees 14 minutes 43 seconds West along said Northerly right of way line for a distance of 302.70 feet; thence run North 00 degrees 00 minutes 00 seconds East for a distance of 483.58 feet to the point of beginning.
According to the survey of Rodney Shiflett, Alabama Reg. No. 21784.

PARCEL B:

A parcel of land situated in Section 8, Township 21 South, Range 1 East, Shelby County, Alabama; Commence at the Northwest corner of Section 8; thence run South 89 degrees 39 minutes 22 seconds East for a distance of 672.49 feet to the point of beginning; thence continue along the last described course, a distance of 250.22 feet; thence run South 42 degrees 01 minutes 22 seconds East a distance of 372.30 feet to the Northerly right of way line of Alabama Highway 25; thence run South 80 degrees 14 minutes 43 seconds West and along said Northerly right of way line a distance of 886.41 feet; thence leaving said right of way North 06 degrees 00 minutes 30 seconds West for a distance of 214.82 feet; thence run South 89 degrees 39 minutes 22 seconds East for a distance of 419.50 feet; thence run North 06 degrees 00 minutes 30 seconds West for a distance of 218.34 feet to the point of beginning.
According to the survey of Rodney Shiflett, Alabama Reg. No. 21784

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>Christopher Coty Dunn Emily Victoria Dunn</u> Mailing Address <u>114 Hgton Rd Wilsonville, AL 35186</u> Property Address <u>25505 Highway 25 Wilsonville, AL 35186</u>	Grantee's Name <u>Howard Joseph Eisenhardt, Jr. Susan M. Eisenhardt</u> Mailing Address <u>25505 Highway 25 Wilsonville, AL 35186</u> Date of Sale <u>February 18, 2022</u> Total Purchase Price <u>\$260,000.00</u> or Actual Value _____ or Assessor's Market Value _____
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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 February 11, 2022

Print Christopher Coty Dunn

Unattested

Sign *Christopher Coty Dunn*
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 02/18/2022 03:42:49 PM
 \$29.00 JOANN
 20220218000072240

Allie S. Bayl

