

This Instrument was Prepared by:

Send Tax Notice To: Christopher Coty Dunn  
Emily Victoria Dunn

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

114 Hylton Road  
Wilsonville, AL 35186

File No.: S-22-27918

**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 **Three Hundred Sixty Thousand Dollars and No Cents (\$360,000.00)**, 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, **W. Guy Moore, a single** man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Coty Dunn and Emily Victoria Dunn**, (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.**


**Property constitutes no part of the homestead of the Grantor herein or his spouse if any.**

**\$288,000.00** 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.

  
W. Guy Moore

State of Alabama

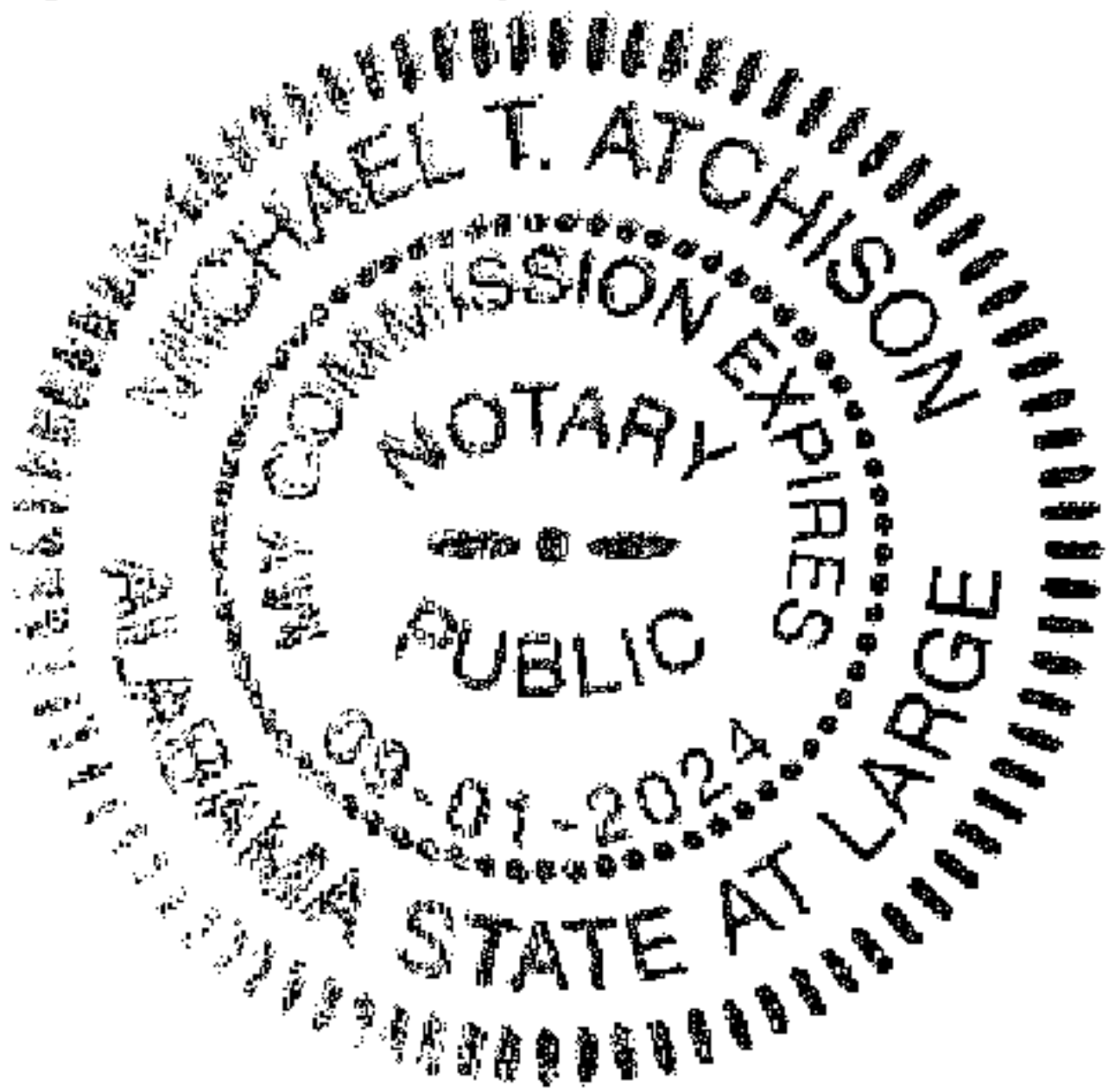
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that W. Guy Moore, 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**

A parcel of land situated in the West 1/2 of the NW 1/4 of Section 34, Township 21 South, Range 1 West, described as follows: Beginning at the NW corner of the NW 1/4 of the NW 1/4 of Section 34, go South 00 degrees 19 minutes 29 seconds West along the West boundary of the NW 1/4 of the NW 1/4 and the West boundary of the SW 1/4 of the NW 1/4 of said Section 34 for 2639.83 feet to an existing iron pin and the SW corner of the SW 1/4 of the NW 1/4 of said Section 34; thence South 89 degrees 10 minutes 14 seconds East along the South boundary of the SW 1/4 of the NW 1/4 of said Section 34 for 1005.15 feet to an existing iron pin; thence North 00 degrees 20 minutes 41 seconds East for 1390.75 feet; thence North 88 degrees 53 minutes 54 seconds East for 325.00 feet to the East boundary of the NW 1/4 of the NW 1/4 of said Section 34; thence North 00 degrees 20 minutes 24 seconds East along the East boundary of said 1/4-1/4 Section for 1291.54 feet; thence South 88 degrees 31 minutes 49 seconds West for 1331.48 feet to point of beginning.

Also a non-exclusive easement for ingress, egress, and utilities, more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of said Section 34, and go South 89 degrees 10 minutes 14 seconds East along the South boundary of said 1/4-1/4 Section for 1005.15 feet; thence North 00 degrees 20 minutes 41 seconds East for 30.00 feet to the point of beginning of the easement here described: A parcel of land being 60 feet in width, lying 30.00 feet each side of and parallel to a line described as follows: Go South 89 degrees 10 minutes 14 seconds East for 325.00 feet; thence South 89 degrees 28 minutes 03 seconds East for 550.72 feet to the Westerly boundary of Alabama State Highway No.25 and the end of said easement.

LESS AND EXCEPT that portion of caption lands conveyed to Kathy Long Skipper, Larry Ray Skipper, and Donald Skipper by deed recorded in Instrument #20140502000130450, more particularly described as follows:

Commence at a 1/2-inch crimped pipe corner in place being the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning; from this beginning point, proceed North 00 degrees 07 minutes 30 seconds East along the West boundary of the Southwest 1/4 of the Northwest 1/4 for a distance of 100.00 feet; thence proceed South 89 degrees 06 minutes 41 seconds East for a distance of 87.0 feet; thence proceed South 00 degrees 05 minutes 26 seconds West for a distance of 100.0 feet to a point on the South boundary of said Southwest 1/4 of the Northwest 1/4; thence proceed North 89 degrees 06 minutes 41 seconds West along the South boundary of said 1/4-1/4 Section for a distance of 87.06 feet to the point of beginning. The above described land is located in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama.

**Real Estate Sales Validation Form**

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

Grantor's Name	W. Guy Moore	Grantee's Name	Christopher Coty Dunn Emily Victoria Dunn
Mailing Address	<u>2977 Earlytown Rd</u> <u>Birmingham, AL 35214</u>	Mailing Address	<u>116 Hutton Road</u> <u>Wilsonville Alabama 35186</u>
Property Address	<u>0 Spruce Dr.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>February 18, 2022</u>
		Total Purchase Price	<u>\$360,000.00</u>
		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	<u>February 17, 2022</u>	Print	<u>W. Guy Moore</u>
<b>Unattested</b>	_____	Sign	<u><i>W. Guy Moore</i></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/18/2022 03:44:17 PM  
 \$388.00 BRITTANI  
 20220218000072260

Form RT-1

*Alvin S. Boyd*