

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Antonio Hernandez Gabino
1570 Highway 33
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Forty-Five Thousand Five Hundred and 00/100 Dollars (\$147,500.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **DAVID W. DUNAWAY, a married man** (herein referred to as Grantor) grant, bargain, sell and convey unto **ANTONIO HERNANDEZ GABINO** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

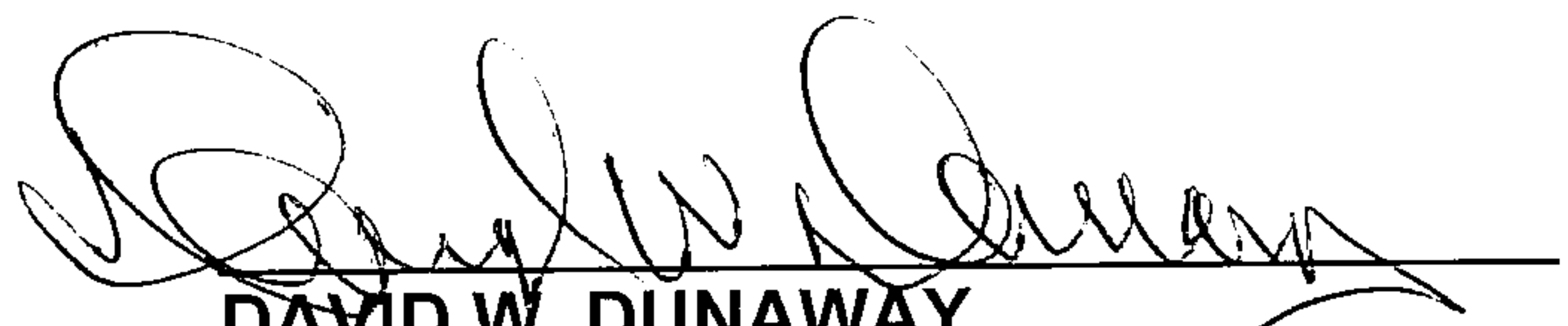
This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

The Grantor herein, DAVID W. DUNAWAY, is the surviving Grantee of that certain deed recorded in Real 101, Page 809. The other Grantee, TRUDY L. DUNAWAY, having died on or about January 31, 2014.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 28th day of February, 2022.

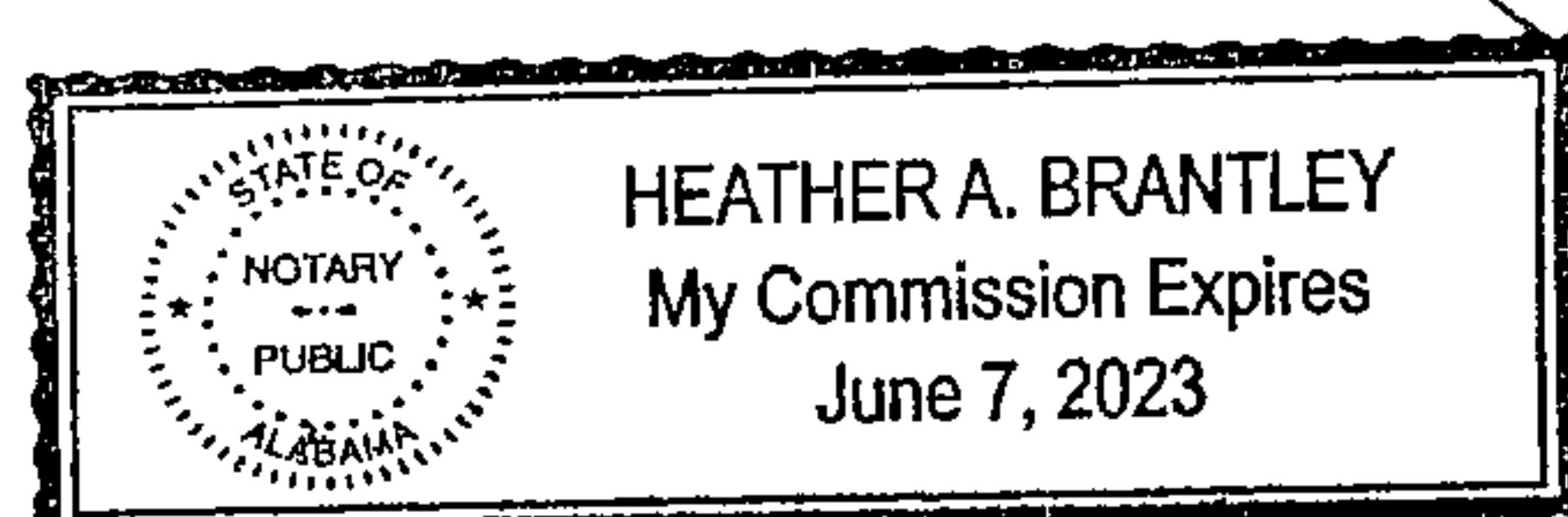

DAVID W. DUNAWAY

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID W. DUNAWAY**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2022.



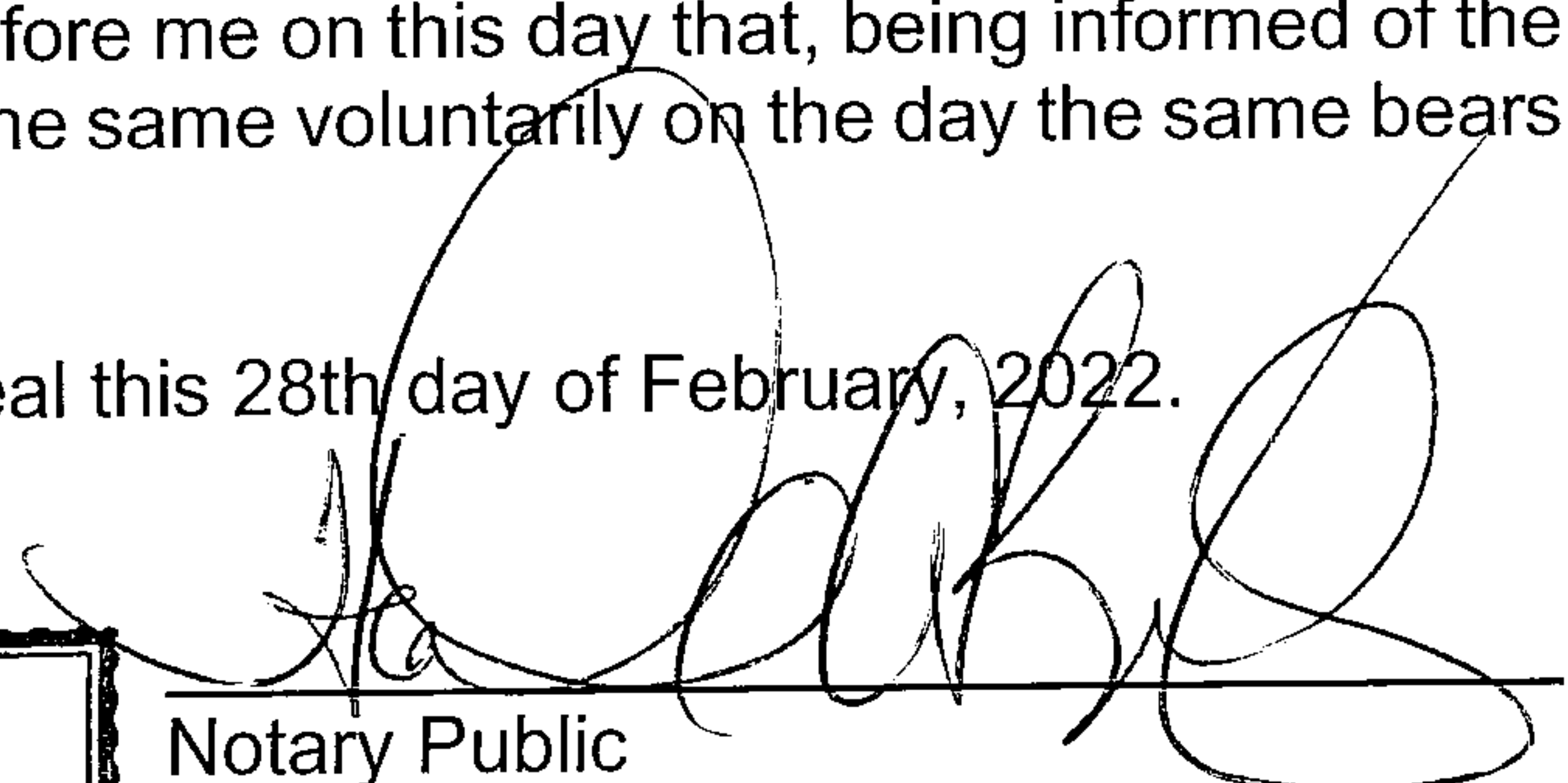

Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

Commence at the Southwest corner of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the South line of Section 7, a distance of 42.38 feet to a point on the East line of Shelby County Highway No. 33 and the Point of Beginning of the property being described; thence continue along last described course 227.30 feet to a point; thence 90°00' left and run Northerly 180.0 feet to a point; thence 90°00' left and run Westerly 164.32 feet to a point on the East right of way line; thence 70°43' left and run Southwesterly 190.70 feet to the Point of Beginning; being situated in Shelby County, Alabama.

TAX PARCEL NUMBER: 14-3-07-3-000-009.003

Real Estate Sales Validation Form

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

Grantor's Name	DAVID W. DUNAWAY	Grantee's Name	ANTONIO HERNANDEZ GABINO
Mailing Address	124 Cedar Circle Clanton, AL 35046	Mailing Address	1570 Highway 33 Pelham, AL 35124
Property Address	1570 Highway 33 Pelham, AL 35124	Date of Sale	February 28, 2022
		Total Purchase Price \$	147,500.00
		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	☐ 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 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	February 28, 2022	Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/16/2022 04:09:10 PM
\$175.50 BRITTANI
20220316000109270

Alvin S. Bayl