

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

Send Tax Notice to:
Bradley Morris Thomas
514 Duck Cove Rd
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty-two Thousand Five Hundred and no/100 Dollars (\$32,500.00)** to the undersigned Grantor, in hand paid by Grantee herein, the receipt whereof is acknowledged, I, **Peggy C. Dunaway**, an unmarried woman (herein referred to as Grantor) do grant, bargain, sell, and convey unto **Bradley Morris Thomas** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

See EXHIBIT "A" attached hereto and made part and parcel hereof as fully as if set out herein.

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.

The said Peggy C. Dunaway is the sole surviving Grantee in that certain deed from Clarence E. Carter, an unmarried man, to Clarence E. Carter and Peggy C. Dunaway and Debra Jo Carter dated January 11, 2012.

(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 heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, and I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of March, 2022.

Peggy C. Dunaway
Peggy C. Dunaway

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Peggy C. Dunaway**, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of March, 2022.

John G. H.
Notary Public
My Commission Expires: 5-2-22



EXHIBIT "A"

Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 27, Township 24 North, Range 15 East; thence run North along the West line of said 1/4-1/4 Section a distance of 466.30 feet to a point on contour elevation 397.00; thence turn a deflection angle of 128 deg. 54 min. to the right and run a distance of 14.19 feet; thence turn a deflection angle of 35 deg. 56 min. to the left and run a distance of 255.77 feet; thence turn a deflection angle of 75 deg. 51 min. to the left and run a distance of 119.37 feet to a point on the centerline of an un-named gravel road; thence turn a deflection angle of 10 deg. 19 min. to the right and run a distance of 288.71 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet; thence turn a deflection angle of 104 deg. 23 min. 00 sec. to the left and run a distance of 257.54 feet to a point on contour elevation 397.00; thence turn a deflection angle of 69 deg. 36 min. 00 sec. to the left and run a distance of 88.36 feet; thence turn a deflection angle of 107 deg. 20 min. 54 sec. to the left and run a distance of 263.87 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4, Section 27, Township 24 North, Range 15 East, Shelby County, Alabama.

ALSO:

The N 1/2 of the following parcel of land:
Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 27, Township 24 North, Range 15 East, thence run North along the West line of said 1/4 1/4 Section, a distance of 466.30 feet to a point on contour elevation 397.00 feet; thence turn a deflection angle of 128 degrees 54 minutes to the right and run a distance of 14.19 feet; thence turn a deflection angle of 35 degrees 56 minutes to the left and run a distance of 255.77 feet; thence run a deflection angle of 75 degrees 51 minutes to the left and run a distance of 119.37 feet to a point on the center line of an unnamed gravel road; thence turn a deflection angle of 10 degrees 19 minutes to the right and run a distance of 188.71 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet; thence turn a deflection angle of 101 degrees 19 minutes 54 seconds to the left and run a distance of 263.87 feet to contour elevation 397.00 feet; thence turn a deflection angle of 92 degrees 06 minutes to the left and run a distance of 101.71 feet; thence turn a deflection angle of 91 degrees 14 minutes 46 seconds to the left and run a distance of 240.51 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4 of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Peggy C Dunaway

Peggy C. Dunaway, Grantor

Real Estate Sales Validation Form



20220321000115130 3/3 \$60.50
Shelby Cnty Judge of Probate, AL
03/21/2022 01:32:34 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, :

Grantor's Name Peggy C. Dunaway
Mailing Address 676 Kent Dairy Rd
Alabaster, AL 35007

Grantee's Name Bradley Morris Thomas
Mailing Address 514 Duckcove Rd
Shelby AL
35143

Property Address 514 Duckcove Rd
Shelby AL
35143

Date of Sale 03-14-2022
Total Purchase Price \$ 32,500.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 in 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 03-14-2022

Print Peggy C. Dunaway

Unattested

(verified by)

Sign

Peggy C. Dunaway
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1