

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Melissa Jones Gunnells  
1796 Murray Hill Road  
Vestavia Hills, AL 35216

STATE OF ALABAMA )

COUNTY OF SHELBY )

GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Million Three Hundred Thousand and 00/100 (\$3,300,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Douglas S. Dickinson and wife, Barbara G. Dickinson**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Melissa Jones Gunnells**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See attached Exhibit "A" for legal description of the property which is incorporated herein.**

Subject To:

Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.

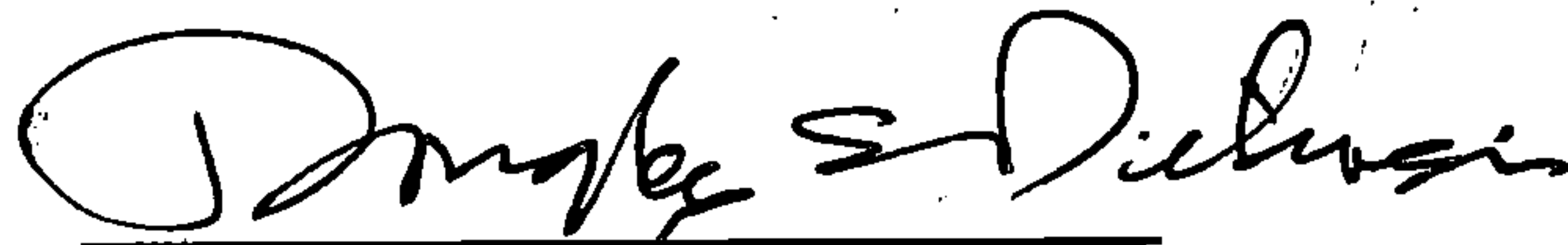
Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

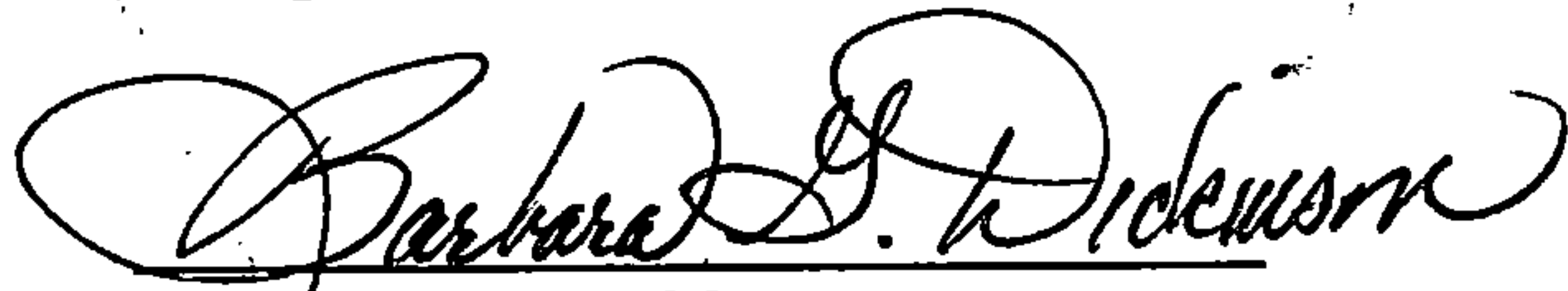
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **17th** day of **March, 2022**.

20220328000124940 1/4 \$3331.00  
Shelby Cnty Judge of Probate, AL  
03/28/2022 12:16:58 PM FILED/CERT



Douglas S. Dickinson



Barbara G. Dickinson

STATE OF ALABAMA )

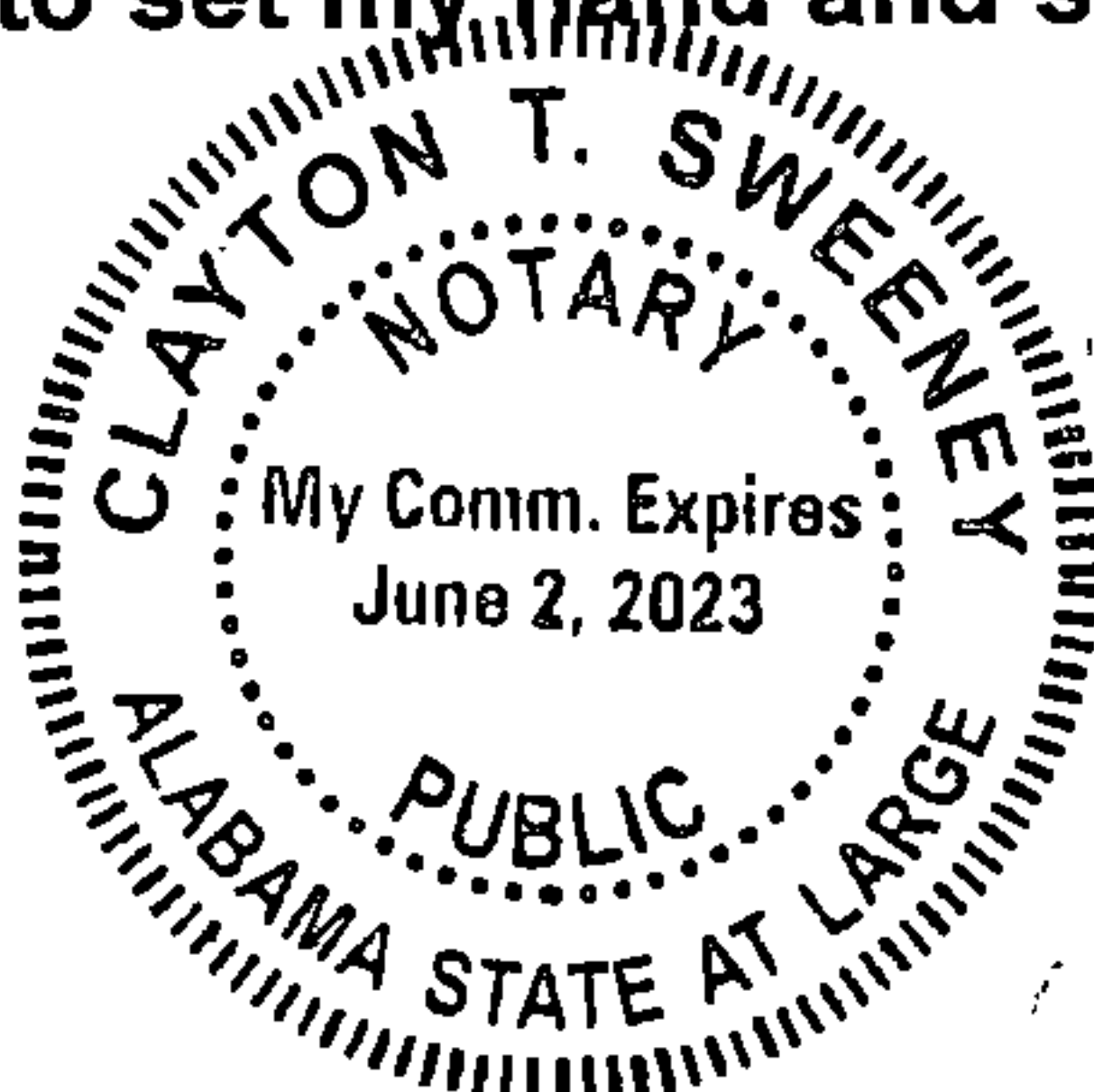
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Douglas S. Dickinson and wife, Barbara G. Dickinson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **17th** day of **March, 2022**.

NOTARY PUBLIC

My Commission Expires: **06-02-2023**




Shelby County, AL 03/28/2022  
State of Alabama  
Deed Tax: \$3300.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW



**EXHIBIT "A"**  
**Legal Description**

  
20220328000124940 2/4 \$3331.00  
Shelby Cnty Judge of Probate, AL  
03/28/2022 12:16:58 PM FILED/CERT

**Parcel I:**

The Southeast 1/4 of the Southwest 1/4 and the South 1/2 of the Southeast of Section 33, Township 17 South Range 1 East Shelby County, Alabama, also shown as Tracts 27, 28 and 29, according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County Alabama.

**Parcel II:**

The South 1/2 of the Northeast 1/4; the Southeast 1/4 of the Northwest 1/4 and all of that part of the Southwest 1/4 and the Southeast 1/4 lying North of Highway 41 in Section 34, Township 17 South Range 1 East Shelby County, Alabama, also shown as Tract 14 thru Tract 26, Tract 33 thru Tract 38 and Tract 42A, according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County Alabama.

**Less and Except:**

A parcel of land in the SW 1/4 of SW 1/4 of Section 34, Township 17 South, Range 1 East, situated in Shelby County, Alabama, more particularly described as follows:

Begin at a point of the East line of the SW 1/4 of SW 1/4 of Section 34, Township 17 South, Range 1 East, where the Old Dunnivant-Ashville or Valley Road intersects the East line of said forty and said point being also in the North right of way line of said road; thence North along the East line of said forty a distance of 292.5 feet to a point; thence West and parallel to the East and South line of said forty a distance of 150 feet to a point; thence south and parallel to the East and West line of said forty to a point in the North right of way line of said road; thence East and along the North right of said road to the Point of Beginning.

**Parcel III:**

The Southwest 1/4 of the Northwest 1/4, and all of that part of the North 1/2 of the Northwest 1/4 lying South and Southeast of Mimosa Road in Section 35, Township 17 South Range 1 East Shelby County, Alabama, also shown as Tract 39 and parts of Tract 40 and Tract 41, according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County Alabama.

**Also known as :**

A parcel of land situated in Sections 33, 34 and 35, all Township 17 South, Range 1 East, Shelby County, Alabama, also shown as Tracts 14 thru 31, Tracts 33 thru 39, Tract 42A and that part of Tract 40 and 41, lying South and Southeast of Mimosa Road, according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County Alabama, being more particularly described as follows:

BEGIN at the SW Corner of the SE 1/4 of the SW 1/4 of above said Section 33, said point being the POINT OF BEGINNING; thence North 00°09'38" West a distance of 1278.86 feet; thence South 88°43'37" East a distance of 3999.62 feet; thence North 00°33'38" East a distance of 1320.82 feet; thence South

89°25'27" East a distance of 1319.15 feet; thence North 00°28'27" East a distance of 1319.51 feet; thence South 89°31'47" East a distance of 3977.76 feet; thence North 00°00'53" West a distance of 995.42 feet to the Southerly R.O.W. line of Mimosa Road; thence North 82°31'34" East and along said R.O.W. line a distance of 591.65 feet to a curve to the right, having a radius of 1869.86 feet, subtended by a chord bearing South 85°31'15" East and a chord distance of 774.53 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 780.18 feet; thence South 73°31'10" East and along said R.O.W. line a distance of 238.92 feet to a curve to the right, having a radius of 676.20 feet, subtended by a chord bearing South 41°28'15" East, and a chord distance of 717.64 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 756.47 feet; thence South 09°23'59" East and along said R.O.W. line a distance of 403.37 feet; thence South 88°04'16" West and leaving said R.O.W. line a distance of 787.71 feet; thence South 00°04'47" West a distance of 1300.96 feet; thence North 89°39'14" West a distance of 1341.31 feet; thence South 00°00'50" West a distance of 1276.53 feet to the Northerly R.O.W. line of Shelby County Highway 41; thence North 86°35'34" West and along said R.O.W. line a distance of 145.49 feet to a curve to the left, having a radius of 1949.86 feet, subtended by a chord bearing South 85°49'32" West and a chord distance of 514.53 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 516.03 feet; thence South 78°10'00" West and along said R.O.W. line a distance of 237.92 feet to a curve to the right, having a radius of 1869.86 feet, subtended by a chord bearing South 87°53'49" West and a chord distance of 632.04 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 635.09 feet; thence North 82°30'30" West and along said R.O.W. line a distance of 273.20 feet to a curve to the left, having a radius of 1949.86 feet, subtended by a chord bearing South 89°04'46" West and a chord distance of 570.51 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 572.56 feet; thence South 80°27'16" West and along said R.O.W. line a distance of 359.90 feet to a curve to the left, having a radius of 1949.86 feet, subtended by a chord bearing South 69°26'37" West and a chord distance of 744.83 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 749.44 feet; thence South 57°23'00" West and along said R.O.W. line a distance of 548.10 feet to a curve to the left, having a radius of 1185.92 feet, subtended by a chord bearing South 54°02'17" West and a chord distance of 138.40 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 138.48 feet; thence North 00°08'08" East and leaving said R.O.W. line a distance of 293.56 feet; thence North 89°21'00" West a distance of 150.00 feet; thence South 00°08'08" West a distance of 430.49 feet to the Northwesterly R.O.W. line of Shelby County Highway 41; to a curve to the left, having a radius of 1185.92 feet, subtended by a chord bearing South 41°04'43" West, and a chord distance of 161.51 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 161.64 feet; thence South 37°10'26" West and along said R.O.W. line a distance of 79.20 feet to a curve to the left, having a radius of 2251.83 feet subtended by a chord bearing South 34°33'43" West, and a chord distance of 205.24 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 205.31 feet; thence South 89°16'18" West and leaving said R.O.W. line a distance of 913.49 feet; thence North 88°54'24" West a distance of 3990.09 feet to the POINT OF BEGINNING.



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# Real Estate Sales Validation Form

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

Grantor's Name Douglas S. Dickinson and  
Barbara G. Dickinson

Mailing Address 1112 Danberry Lane  
Birmingham, AL 35242

Property Address 12884 Hwy 41  
Leeds, AL 35094

Grantee's Name Melissa Jones Gunnells

Mailing Address 1796 Murray Hill Road  
Vestavia Hills, AL 35216

Date of Sale March 17, 2022

Total Purchase Price \$ 3,300,000.00

Actual Value \$

or

Assessor's Market Value \$



20220328000124940 4/4 \$3331.00  
Shelby Cnty Judge of Probate, AL  
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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)

- ☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal/ Assessor's Appraised Value

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 Douglas S. Dickinson and Barbara G. Dickinson

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)