

This Instrument was Prepared by:

Send Tax Notice To: Nathan Daniel Dunaway

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-28043

3190 Hwy 51
W. Lawrence, AL 35186

CORPORATION FORM WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Jo Ellen Mudd F.L.P.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Nathan Daniel Dunaway**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

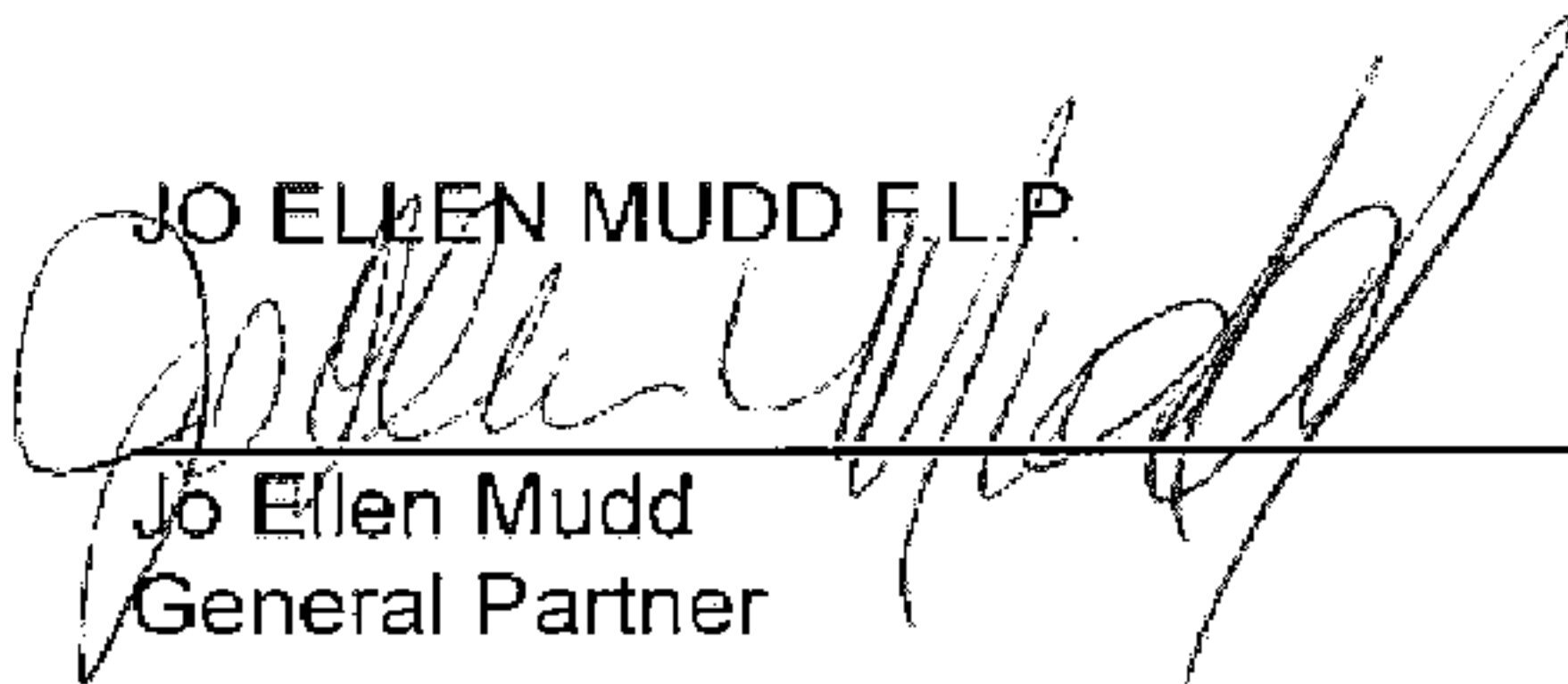
SEE EXHIBIT "A" ATTACHED HERETO

\$148,750.00 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 Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

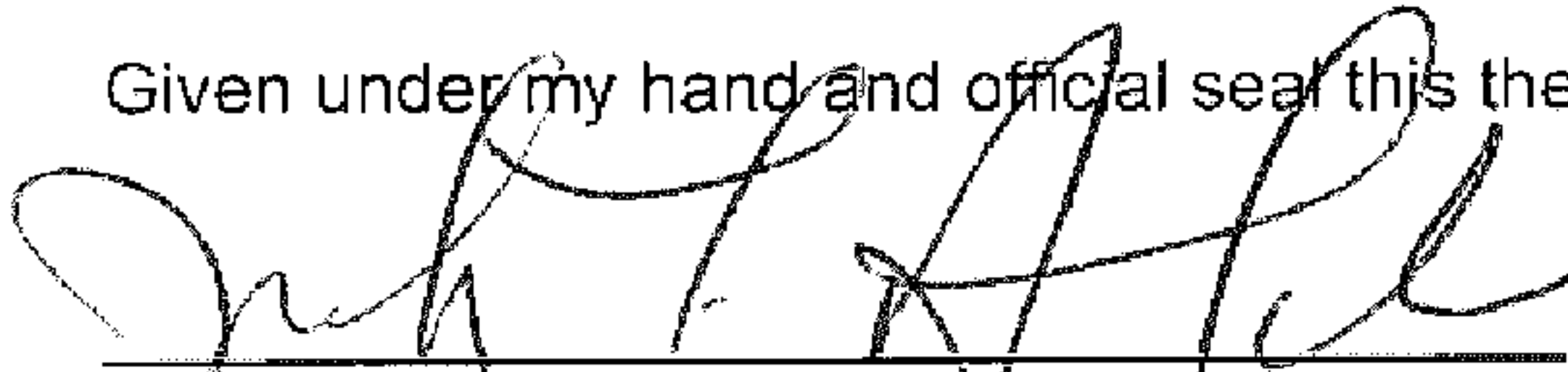
IN WITNESS WHEREOF, the said Grantor, by its General Partner, Jo Ellen Mudd, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of April, 2022.

JO ELLEN MUDD F.L.P.

Jo Ellen Mudd
General Partner

State of Alabama
County of Shelby

I, Michael T. Atchison a Notary Public in and for said County in said State, hereby certify that Jo Ellen Mudd, General Partner of Jo Ellen Mudd F.L.P. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 4th day of April, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24



EXHIBIT "A"
LEGAL DESCRIPTION

Begin at a found 1/2" capped rebar stamped Dansby, being the Northeast corner of the SE 1/4 of Section 35, Township 18 South, Range 2 East, Shelby County, Alabama; thence run North 00 degrees 40 minutes 10 seconds West along the East line of said 1/4 section line a distance of 652.73 feet to an iron pin set stamped Clinkscases; thence run North 89 degrees 30 minutes 23 seconds west a distance of 1302.11 feet to a found 1/2" rebar on the easterly right of way of U.S. Hwy. 231; thence run South 14 degrees 44 minutes 01 second East along said right of way a distance of 1196.21 feet to an iron pin set stamped Clinkscases at a point on a curve to the right having a central angle of 1 degree 51 minutes 54 seconds and a radius of 5332.38 feet; thence run along the arc of said curve and along said right of way a distance of 173.57 feet to an iron pin set stamped Clinkscases; thence run North 72 degrees 10 minutes 20 seconds East and leaving said right of way a distance of 285.00 feet to an iron pin stamped Clinkscases; thence run North 68 degrees 02 minutes 17 seconds a distance of 285.00 feet to an iron pin stamped Clinkscases; thence run North 53 degrees 35 minutes 50 seconds East a distance of 285.00 feet to an iron pin stamped Clinkscases; thence run South 12 degrees 09 minutes 06 seconds East a distance of 315.00 feet to an iron pin stamped Clinkscases on the northwesterly right of way of Fleming Road; thence run North 43 degrees 30 minutes 24 seconds East and along said right of way a distance of 201.04 to an iron pin set stamped Clinkscases; thence run North 00 degrees 26 minutes 10 seconds West and leaving said right of way along the East line of said 1/4 section a distance of 461.21 feet to the POINT OF BEGINNING.

SUBJECT to:

A 15 foot wide ingress and egress easement to be reserved described as follows:

Begin at an iron pin set stamped Clinkscases at the intersection of the East 1/4 section line of Section 35, Township 18 South, Range 2 East, Shelby County, Alabama and the northwesterly right of way of Fleming Road; thence run North 00 degrees 26 minutes 10 seconds West a distance of 461.21 feet to a found 1/2" capped rebar stamped Dansby, said point being the northeast corner of the SE 1/4 of said Section 35; thence run North 00 degrees 40 minutes 10 seconds West along the East line of said 1/4 section line a distance of 652.73 feet to an iron pin set stamped Clinkscases; thence run North 89 degrees 30 minutes 23 seconds West a distance of 15.00 feet to a point; thence run South 00 degrees 40 minutes 10 seconds East a distance of 653.01 feet to a point; thence run South 00 degrees 26 minutes 10 seconds East a distance of 476.73 feet to the northwesterly right of way of Fleming Road; thence run North 43 degrees 30 minutes 24 seconds East and along said right of way a distance of 21.62 feet to the POINT OF BEGINNING and end of said ingress and egress easement.

According to the survey of Clinkscases Land Surveying, LLC, dated March 17, 2022.

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>Jo Ellen Mudd F.L.P.</u>	Grantee's Name	<u>Nathan Daniel Dunaway</u>
Mailing Address	<u>P.O. Box 235</u> <u>Vincent, AL 35178</u>	Mailing Address	<u>3190 Hwy 51</u> <u>Wilcox, AL 35186</u>
Property Address	<u>Fleming Road</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>April 04, 2022</u>
		Total Purchase Price	<u>\$175,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>XX Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 March 29, 2022

Print Jo Ellen Mudd F.L.P.

Unattested

Sign [Signature]

(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
04/04/2022 04:04:41 PM
\$203.00 JOANN
20220404000136580

Form RT-1

Alvin S. Bayl