

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB3154

125 Gardner St.  
Montevallo, AL 35115

[Space Above This Line for Recording Data]

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Sixty-five Thousand and 00/100 Dollars (\$65,000.00)** 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 where is acknowledged. I or we **Adam B. Dunaway and Jaclyn Dunaway**, a **married** person whose mailing address is: 210 Hicks St Montevallo AL 35115 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Rebecca M. White** whose mailing address 125 Gardner St, Montevallo, AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **125 Gardner Street, Montevallo, AL 35115**

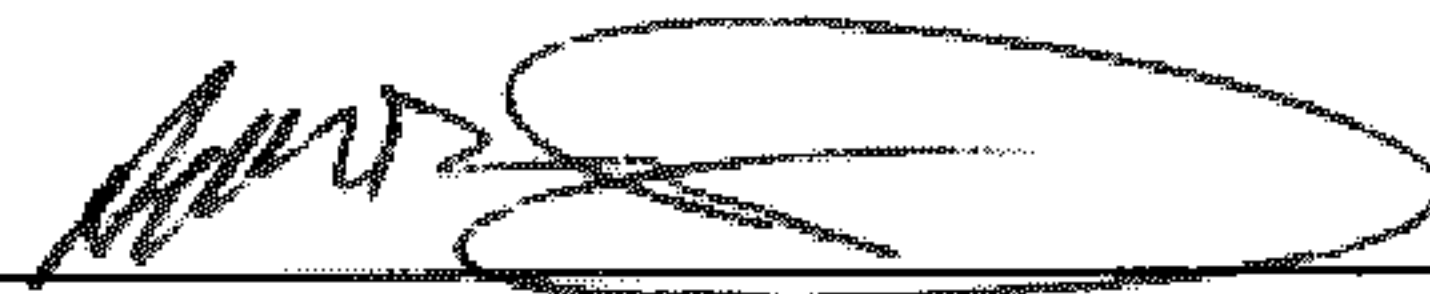
Lot 12, according to the survey of Shaw Villas, Phase 2, as recorded in Map Book 14, Page 115, in the Probate Office of Shelby County, Alabama.

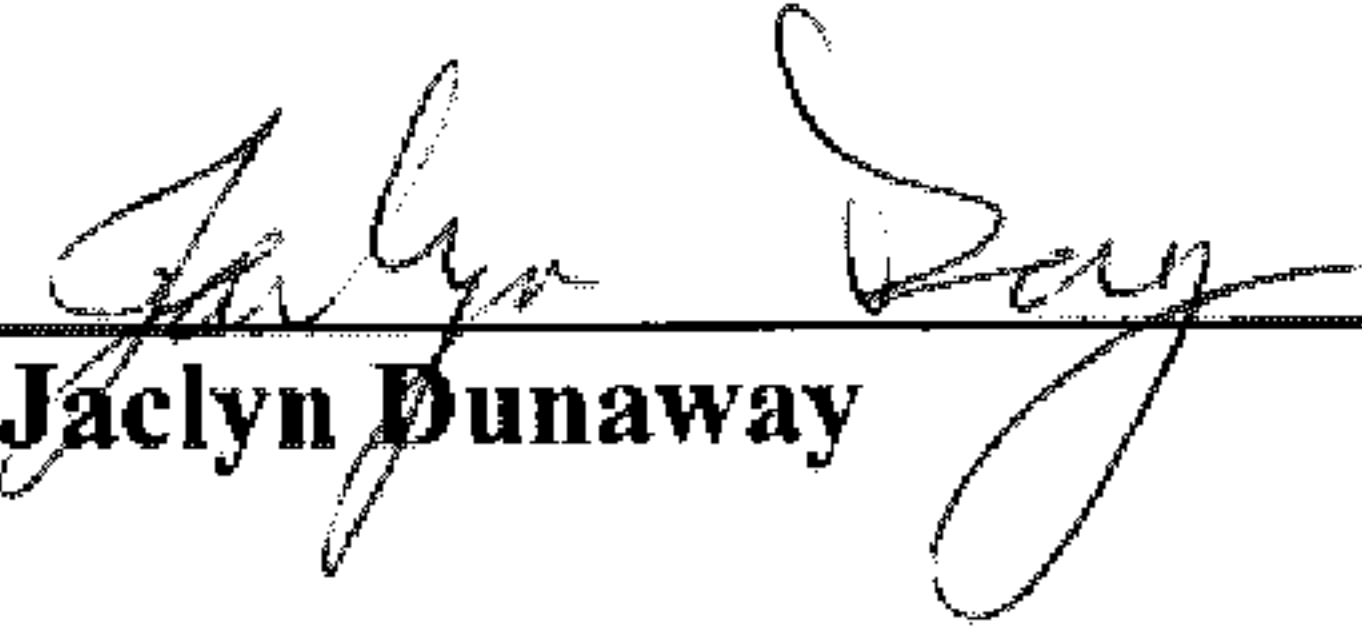
- Subject to ad valorem taxes for the current year, and subsequent years.
- Subject to restrictions, reservations, conditions, and easement of record
- Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$65,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 9<sup>th</sup> day of May, 2022.

  
Adam B. Dunaway


  
Jaclyn Dunaway

STATE OF Alabama Shelby County ss:

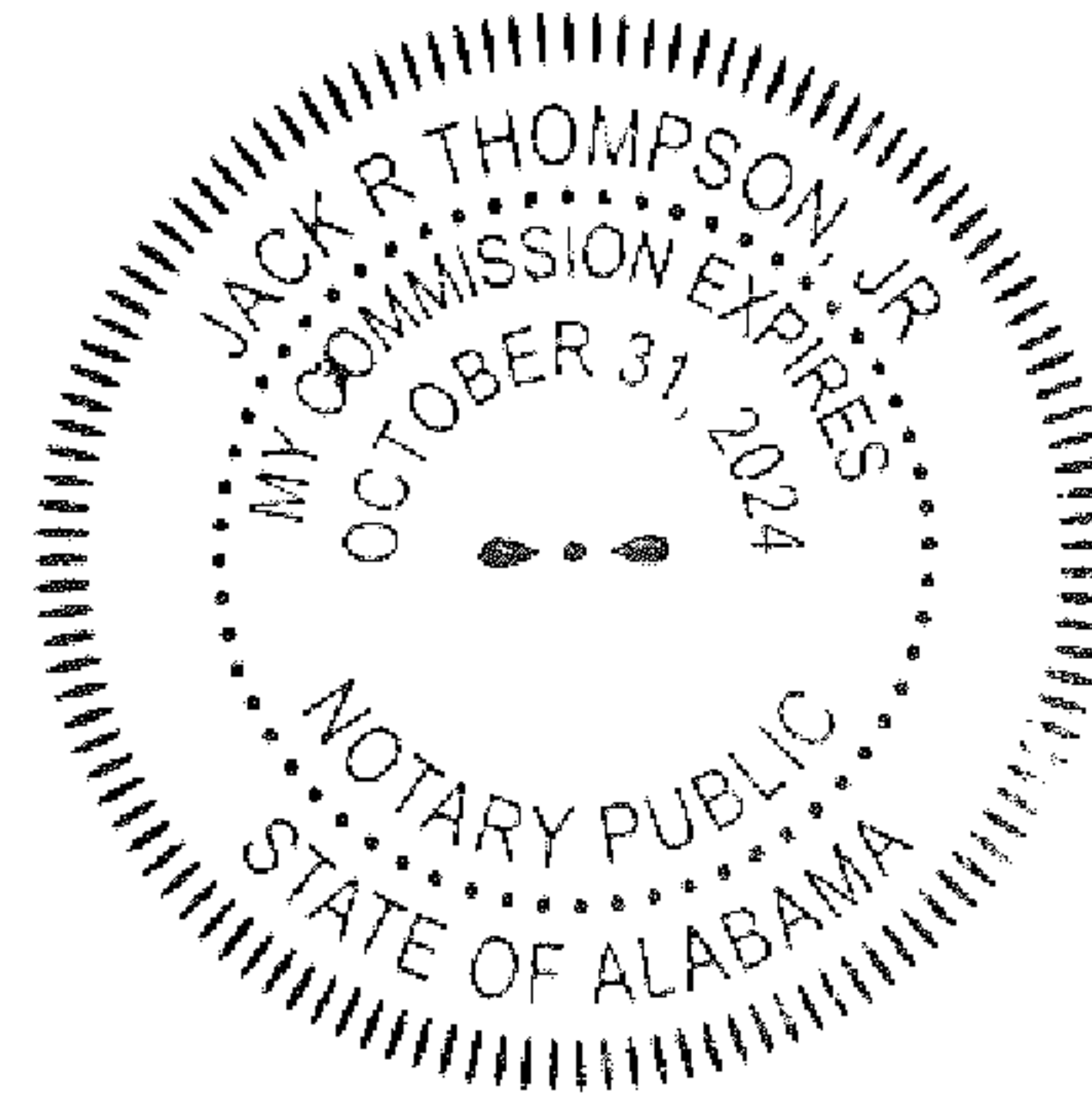
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Adam B. Dunaway and Jaclyn Dunaway** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 9<sup>th</sup> day of MAY, 2022

My Commission Expires: 10/31/2024

  
Notary Public

(SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/10/2022 12:13:27 PM  
\$26.00 JOANN  
20220510000191640

