

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Myron V. Dunkin
23102 Portobello Road
Birmingham AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE DOLLAR AND NO/00 (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Myron V. Dunkin, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Myron V. Dunkin and Ronnie Dee Wilks (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of July, 2022.

Myron V. Dunkin
Myron V. Dunkin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Myron V. Dunkin**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July 2022.



April S. Clark
Notary Public
My Commission Expires: 9-1-2024

EXHIBIT "A"

Unit 102, Building 23, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20070606000263790, 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20070626000297920, 5th Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20071214000565788, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20080411000148760, 9th Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080814000326660, 11th Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20081223000473570, 12th Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090107000004030, 13th Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090415000138180, 14th Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090722000282160, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, Page 77, 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, 2nd Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 79, 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 4th Amended- Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association Inc. as recorded in Instrument No. 20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument No. 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/05/2022 10:23:09 AM
 \$173.00 BRITTANI
 20220705000264450



Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Myron V. Dunkin
 Mailing Address 23102 Portobello Rd
Birmingham AL
35242

Grantee's Name Myron V. Dunkin
 Mailing Address 23102 Portobello Rd
Birmingham AL
35242

Property Address 23102 Portobello Rd
Birmingham AL
35242

Date of Sale 7-1-2022
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 145,000.00

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 tax 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 Myron V. Dunkin

Unattested _____

Sign Myron V. Dunkin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one