

SEND TAX NOTICE TO:

Matthew Dunaway and Christina Dunaway
100 Sheffield Lane
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$515,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Donna Dean Willis**, a single woman, whose address is 5510 Vanderbilt Road, Hickory, TN 37138, (hereinafter "Grantor", whether one or more), by **Matthew Dunaway and Christina Dunaway**, whose address is 100 Sheffield Lane, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Matthew Dunaway and Christina Dunaway, a married couple**, the following described real estate situated in Shelby County, Alabama, the address of which is 100 Sheffield Lane, Birmingham, AL 35242 to-wit:

Lot 1516, according to the Map of Highland Lakes, 15" Sector, an Eddleman Community, as recorded in Map Book 23, Page 133, in the Probate office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common Area all as more particularly described in the declaration of easements and Master protective covenants for Highland Lakes, a residential Subdivision, recorded as Instrument#1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of covenants, conditions, and restrictions for Highland Lakes, a residential Subdivision, 15" Sector recorded as Instrument# 1998-12384 in the Probate Office of Shelby County, Alabama. (Which together with all amendments thereto, is hereinafter collectively referred to as the Declaration).

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Donna Dean Willis is the surviving grantee of deed recorded in Inst. No. 20180502000148490, the other grantee, Crossley Edward Willis, J. having died on or about the 19th day of January, 2021.

Subject to a third-party mortgage in the amount of \$526,845.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of December, 2022.

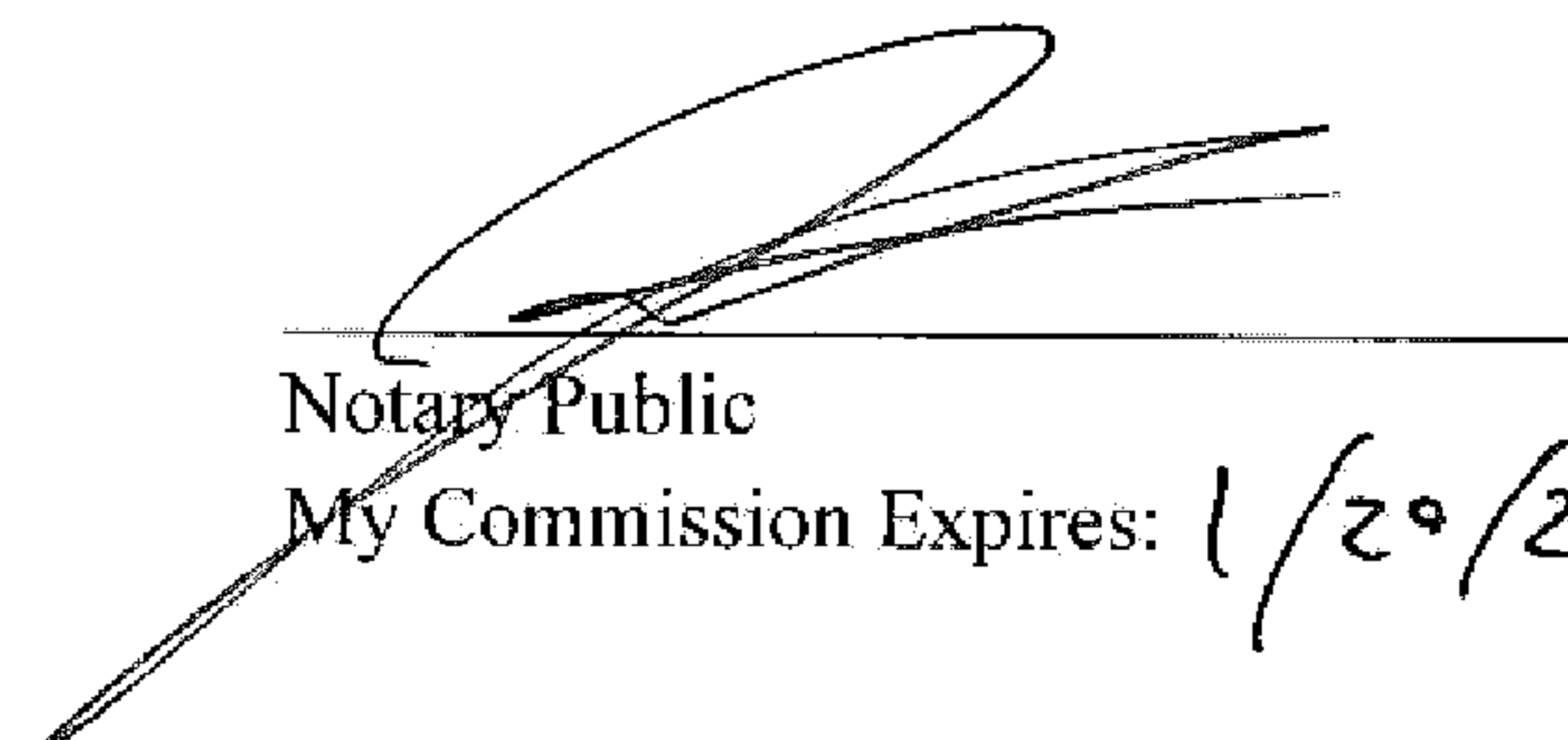


Donna Dean Willis

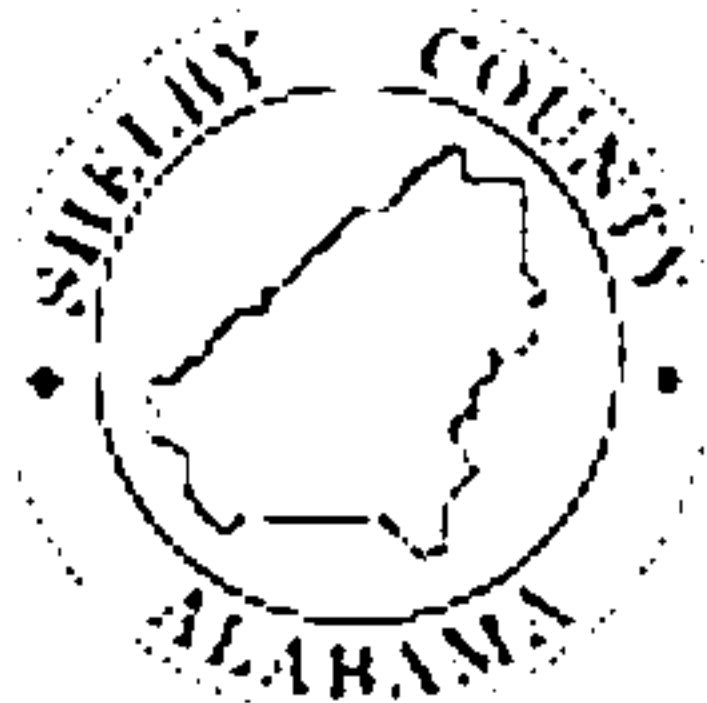
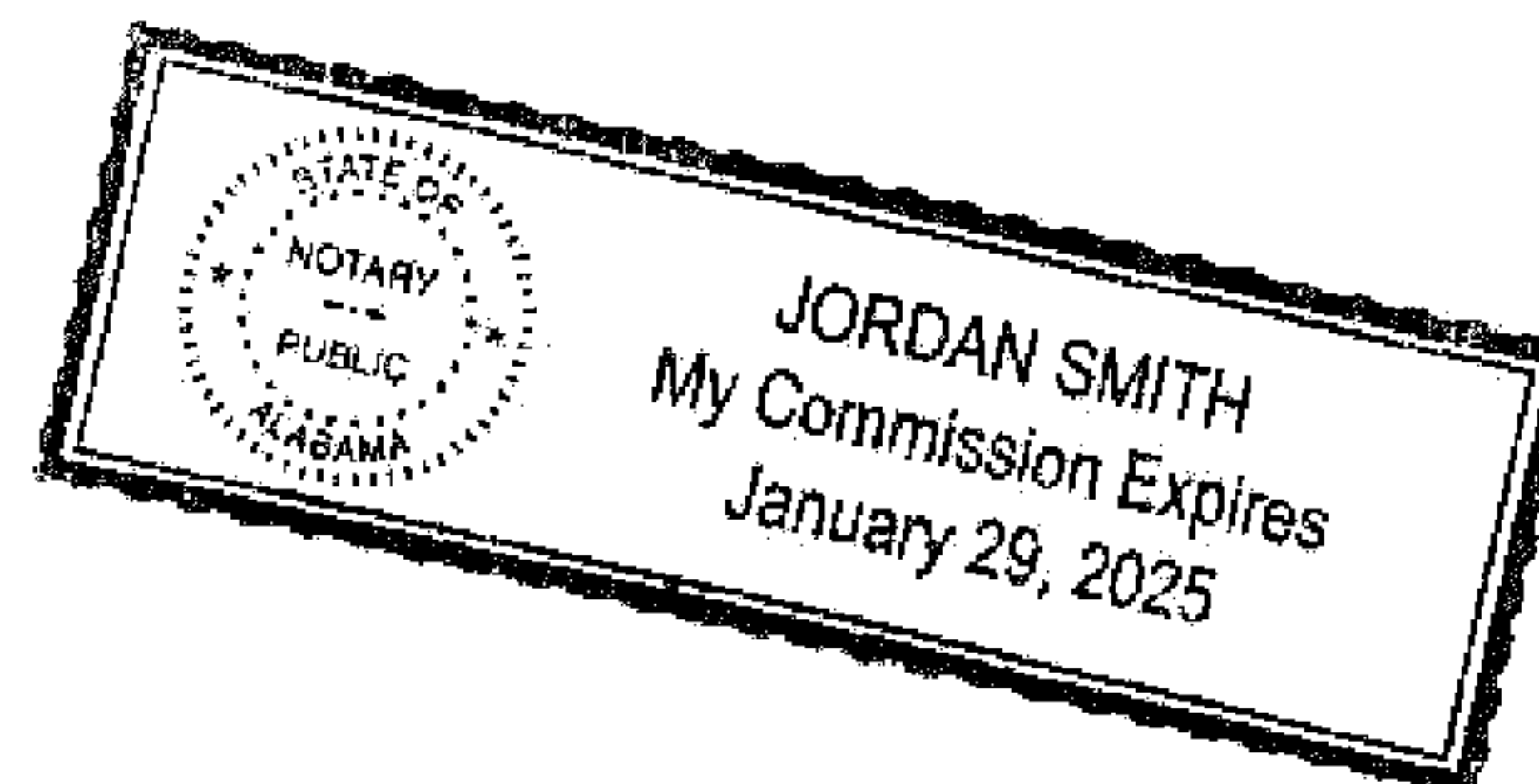
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Donna Dean Willis whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of December, 2022.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2022 09:23:09 AM
\$26.00 PAYGE
20221220000455600

